

IN RE: PETITION FOR SPECIAL HEARING
E/S Thornton Mill Road, 450 ft.
S of Western Road
14701 Thornton Mill Road
8th Election District
3rd Councilmanic District
Frank Chapman Hall, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-328-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 14701 Thornton Mill Road in northern Baltimore County. The Petition is filed by Frank C. Hall and Ellen H. Hall, his wife, property owners. Special Hearing relief is requested to approve, "the classification of the prior conveyance of agriculture use parcels, since November 25, 1979, to be considered nondensity." The subject property and requested relief are more particularly shown on the site plan marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were the Petitioners/property owners, Frank C. Hall and Ellen H. Hall. Also appearing on their behalf was Douglas C. Myers, a representative of Charles A. Myers, the surveyor who prepared the site plan. William Hughes appeared as an interested person to observe the proceedings, as did Kristen Forsyth, on behalf of the Valleys Planning Council.

Although the facts presented in support of the Petition are not in dispute, the case presents a difficult issue pertaining to the interpretation of the BCZR, more particularly the R.C. regulations contained therein. Apparently, the subject property at issue was originally owned by Charles L. Huffard and Zita Theresa Huffard, the parents of the Petitioner, Ellen H. Hall. Mr. and Mrs. Huffard acquired the property in or about October of 1929. The marriage of Mr. and Mrs. Huffard produced two children, a son, William Huffard and a daughter, Mrs. Hall.

ORDER RECEIVED FOR FILING

Date

By

5/2/96
M. D. Dora

The total property owned by Mr. and Mrs. Charles L. Huffard was approximately 115 acres. Presently, the lands which constituted the Huffard property are zoned R.C.2. The property has been so zoned since Baltimore County adopted the R.C.2 zoning classification on November 25, 1979. That Bill creating the R.C. zones provided that all lots of record established prior to that date would be recognized as legitimate parcels and that any subdivision thereafter would be subject to the BCZR.

In this regard, the BCZR sets forth that any R.C.2 property between 2 and 100 acres in area can be subdivided once so as to create two lots. Parcels over 100 acres in area are allowed to be subdivided at a rate of one lot per 50 acres.

Returning to the subject property, Mr. Myers presented an exhibit, marked as Petitioners' Exhibit No. 2, which depicts the evolution and prior subdivision of the property. This exhibit corroborated his testimony that Mr. and Mrs. Huffard subdivided the property, sometimes legally and other times illegally over the years. Apparently, Mr. and Mrs. Huffard recognized their advancing years and wished to divide their property between their son and daughter. The history of the subdivision of the property indicates the following:

The first parcel originally subdivided from the entire tract is shown as Parcel No. 130, to the northwest side of the tract. That parcel was conveyed to a church in the 1940s, well prior to the adoption of the R.C. zoning classification in Baltimore County and when the zoning regulations were in their infancy. Clearly, that transfer is grandfathered from the application of the R.C. regulations.

The conveyances to reduce the complications involving probate began in the mid 1970s. The first transactions occurred on July 21, 1976. On that date, the senior Mr. and Mrs. Huffard transferred approximately 21 acres (parcel 84) to their daughter, Mrs. Hall. In order to make an equal

ORDER RECEIVED FOR FILING

Date

By

distribution to their son, a separate 21 acre parcel (parcel 50), was transferred to William Huffard on that same date. Both of these parcels were transferred prior to November 25, 1979 and, thus, were independent lots of record when the R.C. zoning classification came into effect.

On January 31, 1978, a second series of conveyances were undertaken. On that date, a tract designated as parcel 97 was conveyed to Mrs. Hall. That parcel was immediately south to parcel 84 which had been acquired by her approximately two years earlier. Moreover, in the interim period, the Halls had acquired a small parcel (103) in September of 1977. Ultimately, that parcel was improved with a house in which the Halls still reside. Also, on January 31, 1978, a second conveyance was made to the junior Mr. Huffard. He acquired parcel 259, which is equal in acreage to parcel 97. Parcel 259, shown on Petitioners' Exhibit No. 2, lies immediately north and abuts parcel 50.

Thus, it is clear that on November 25, 1979, the Huffards had created six new lots of record from the original farm which they had purchased in 1979. In review, this was the parcel transferred to the church, the three parcels transferred to Mrs. Hall, and the two parcels transferred to the younger Mr. Huffard. In that all of these transfers occurred prior to November 25, 1979, those transfers were legitimate and those parcels are lots of record as defined in Section 101 of the BCZR.

Complications have arisen because the Huffards continued to transfer property after November 25, 1979, without regard to the zoning regulations. The first such series of transfers occurred on December 4, 1979. On that date, less than two weeks of the adoption of the R.C. zoning classification, Mr. and Mrs. Huffard transferred 6 acres (parcel 284) to Mrs. Hall. Again, this parcel was located immediately adjacent to the lands previously conveyed. Moreover, in order to preserve the equality in distribution, a 6 acre strip (parcel 288) was conveyed to William Huffard

ORDER RECEIVED FOR FILING

Date

5/17/96

By

Mr. G. H. H. H.

on December 4, 1979. It is clear that the transfer of these two properties, from a parcel which had been reduced to less than 100 acres, was illegal in that the property was subdivided twice. The Huffards continued with their divestiture of the property approximately 11 years later. In January of 1991, they conveyed 2 additional parcels to their children. Parcel No. 321, approximately 9 acres, was conveyed to Mrs. Hall and parcel 320 also 9 acres, was conveyed to Mr. Huffard. Again, these subdivisions were illegal in that the acreage of the remaining original farm tract was insufficient to allow these subdivisions under the R.C. zoning law.

With these transfers, the only parcel remaining from the original tract is now designated as parcel 100. That parcel, as shown on the site plan, is approximately 20 acres in area. It includes the original home-site occupied by the senior Mr. and Mrs. Huffard, a barn and several outbuildings. The remaining portion of the property is open and is used as farm land. Mr. and Mrs. Huffard have passed away and the tract is now owned by Mrs. Hall.

Mrs. Hall indicated that she wishes to subdivide, from parcel 100, another tract of 1.307 acres. She indicates that that parcel will be sold in order to raise cash. Apparently, notwithstanding the senior Huffards efforts to diminish their estate, Mrs. Hall requires the proceeds to be obtained from this sale in order to settle her parents estate with her brother. The special hearing request has been filed to allow this proposed subdivision of parcel 100 and legitimize the prior subdivisions which occurred subsequent to November 25, 1979.

As noted above, the subdivisions, which occurred prior to November 25, 1979 are legitimate. The zoning regulations in effect at that time were not as stringent as the R.C. zoning regulations and lots created prior to November 25, 1979 are lots of record as defined by the BCZR. The

ORDER RECEIVED FOR FILING

Date

By

question is presented as to the legitimacy of lots 284 and 288, which were created in 1979; lots 320 and 321, which were created in January of 1991; and the proposed subdivision of lot No. 100. The matter is further complicated by the fact that two of the lots which were created after November 25, 1979 (Nos. 288 and 320) are titled in the name of Mr. William Huffard, who is not a petitioner in the instant case. As I held in the matter of Dennis McGee, 15906 Falls Road, (case No.94-42-SPH), zoning relief cannot be applied to lands not owned by the Petitioner.

I can and will, however, take such action as is appropriate in my judgment to reconcile the properties owned by Mrs. Hall. Those illegal lots include parcels 284, 321 and the old farm tract, parcel 100. Cumulatively, those three lots are approximately 36 acres in area. Under the zoning regulations, they could be subdivided once.

Upon due consideration of the factual history of the case, as well as to follow the intent of the zoning regulations, a fair disposition would be to grant the Petition for Special Hearing. However, in granting same, it seems appropriate to recognize and rectify the previous illegal subdivisions. I cannot address the subdivisions to Mr. Huffard, in that he is not a party to this proceeding. I can and will, however, address those tracts conveyed to Mrs. Hall. Thus, the Petition for Special Hearing shall be granted, however, the Petitioner shall record a deed among the Land Records of Baltimore County combining parcels 284, 321 and 100. Those three parcels, all now owned by Mrs. Hall, should and must be considered one tract. From that resultant tract of 36 acres, the Petitioners may subdivide the property once. This proposed subdivision to create the newly proposed parcel of 1.307 acres will be allowed. However, following the subdivision, it must be recognized that the lands remaining from the balance of lot 100, as combined with tract 321 and 284 cannot be further subdivided. The balance of the lots owned by Mrs. Hall are lots of record

ORDER RECEIVED FOR FILING

Date

By

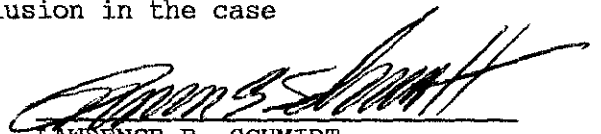
and are legitimate as having existed prior to November 25, 1979. The younger Mr. Huffard's lots are not subject of this zoning hearing and I do not believe can be addressed herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of May 1996 that, pursuant to the Petition for Special Hearing, approval for "the classification of the prior conveyance of agriculture use parcels, since November 25, 1979, to be considered nondensity, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall cause to be recorded in the Land Records of Baltimore County, a deed combining those lands contained in parcels 284, 321 and 100. That deed shall reference this case and a copy of same shall be forwarded to the Zoning Commissioner for inclusion in the case file.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 6, 1996

Mr. and Mrs. Frank C. Hall
14737 Thornton Mill Road
Sparks, Maryland 21152

RE: Petition for Special Hearing
Frank C. Hall, et ux, Petitioners
Case No. 96-328-SPH
Property: 14701 Thornton Mill Road

Dear Mr. and Mrs. Hall:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions..

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Douglas C. Myers, 5734 Emory Road, Sparks, Md. 21152
c: Ms. Kristen Forsyth, Valleys Planning Council





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

96-328-S PH

14701 THORNTON MILL ROAD

which is presently zoned RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the classification of the prior conveyance of "agriculture use" parcels, since November 25, 1979, to be considered nondensity.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Mr. Frank Chapman Hall

(Type or Print Name)

Signature

Ellen H. Hall

(Type or Print Name)

Signature

14737 THORNTON MILL RD. 472-4073

Address

Phone No.

SPARKS, MARYLAND 21152

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Douglas C. Myers

Name

5734 Emory Road

429-4719

Address

21155

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

2/27/96

#327

C.A. MYERS & SON, INC.

LAND SURVEYORS

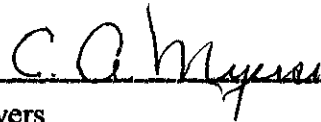
5732 EMORY ROAD

UPPERCO, MD 21155

96-328-SPH

ZONING DESCRIPTION FOR 14701 THORNTON MILL ROAD, SPARKS, MARYLAND, 21152.

Beginning at a point in the centerline of Thornton Mill Road at a distance of 450 feet South of Western Road, as recorded in Deed Liber E.H.K., Jr. No. 5851 folio 224 etc., thence running in said road, North 41 degrees 06 minutes 11 seconds West 16.24 feet, North 33 degrees 23 minutes 23 seconds West 87.50 feet, North 13 degrees 06 minutes 27 seconds West 250.00 feet and North 03 degrees 39 minutes 45 seconds West 390.29 feet, thence leaving said road, North 63 degrees 31 minutes 03 seconds East 1053.13 feet, South 25 degrees 37 minutes 58 seconds East 376.32 feet, North 63 degrees 31 minutes 03 seconds East 150.00 feet, South 26 degrees 57 minutes 15 seconds East 329.27 feet and South 63 degrees 31 minutes 03 seconds West 1394.83 feet to the beginning, containing Twenty acres and two hundred forty four thousandths (20.244) of an acre of land, more or less.



C. A. Myers

Professional Land Surveyor No. 2783

327

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-328-
SPH

District **8**

Date of Posting **3-22-96**

Posted for: **96-328-SPH Special Hearing 4/10**

Petitioner: **FRANK ELLER HALL**

Location of property: **14701 Thornton Hall Rd.**

Location of Signer

Remarks:

Posted by **MARK GAWELL**
Signature

Date of return:

Number of Signs: _____



CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-328-SFH (Item 327)

14701 Thornton Mill Road
ES Thornton Mill Road, 450
S of Western Road
8th Election District
3rd Councilmanic

Legal Owner(s):

Frank Chapman Hall and Elen H. Hall

Special Hearing to approve the classification of the "prior" use of "agriculture" as "residential" since November 25, 1979 to be considered non-densely

Hearing: Wednesday, April 10, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

37103 Mar 14 C37154

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 075962

96-328-SPH

DATE 2/27/96 ACCOUNT R-001-015-000

AMOUNT \$ 285.00

RECEIVED FROM: Hall

040 - SPH -- \$250.00 ITEM# 327

FOR: 080 - SIGN -- \$35.00 Taken by: JRF

DIADONB2815CHOC \$285.00
RA 0012-33PM02-2 03

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 327 Petitioner: ELLEN H. HALL

Location: 14701 THORNTON MILL ROAD, SPARKS, MD. 21152

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MRS ELLEN H. HALL

ADDRESS: 14737 THORNTON MILL ROAD

SPARKS, MARYLAND 21152

PHONE NUMBER: (410) 472-4073



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

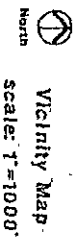
OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____

LOCATION INFORMATION



Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐
WATER: ☐ ☐
Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

TO: PUTUXENT PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Mrs. Ellen H. Hall
14737 Thornton Mill road
Sparks, MD 21152
472-4073

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-328-SPH (Item 327)
14701 Thornton Mill Road
E/S Thornton Mill Road, 450' S of Western Road
8th Election District - 3rd Councilmanic
Legal Owner: Frank Chapman Hall and Ellen H. Hall

Special Hearing to approve the classification of the prior conveyance of "agriculture use" parcels, since November 25, 1979, to be considered non-density.

HEARING: WEDNESDAY, APRIL 10, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-328-SPH (Item 327)
14701 Thornton Mill Road
E/S Thornton Mill Road, 450' S of Western Road
8th Election District - 3rd Councilmanic
Legal Owner: Frank Chapman Hall and Ellen H. Hall

Special Hearing to approve the classification of the prior conveyance of "agriculture use" parcels, since November 25, 1979, to be considered non-density.

HEARING: WEDNESDAY, APRIL 10, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Frank and Ellen Hall
Douglas C. Myers

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1996

Mr. and Mrs. Frank Hall
14737 Thornton Mill Road
Sparks, Maryland 21152

RE: Item No.: 327
Case No.: 96-328-SPH
Petitioner: Frank C. Hall, et ux

Dear Mr. and Mrs. Hall:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 18, 1996

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for March 18, 1996
 Item Nos. 327 328, 329, 330 & 333 4

 The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:jrb

cc: File

ZONE2

[Handwritten scribbles]

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 12, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 327, 328, 329,
330 AND 333.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 7, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333 9

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 327 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

E.H. HALL PROPERTY

95-085-M

3rd Review

Comments Date: 2/16/96

Comments Typed: 2/6/96

1. Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (BCZR) states:

"Subdivision lot density. No lot of record lying within an R.C. 2 zone and having a gross area of less than 2 acres may be subdivided. **No such lot having a gross area between 2 and 100 acres may be subdivided into more than 2 lots (total)**, and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of 1 lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way, or easements, the portions of land on either side of the road, right-of-way, or easement shall not be considered separate parcels for the purpose of calculating separate parcels for the purpose of calculating the number of lots of record with the exception that any zoning petition site plan, subdivision plan or record plat filed with or approved by the county between November 27, 1979 and October 1, 1990 shall not be so affected and be considered valid, provided as to any zoning petition pending on appeal, that it be upheld on appeal. [Bill No. 178-79; Bill No. 199-1990]"

Based on the information provided by you, the lot of record has been subdivided into 5 lots (total) and this request would increase the lot total to 6. This is not in compliance with the BCZR and a special hearing is necessary to determine if the previous subdivisions are legal. You had indicated that the previous subdivisions were unbuildable farm tracts, but no special hearing for creating non-density parcels were filed and approved.

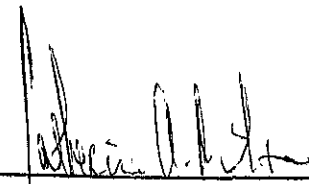
(Over)

96-328-SP4
item # 327

It also appears that there are two dwellings on the larger lot. As previously requested, please identify all use of existing structures, indicate their height, front orientation, and number of dwelling units.

2. Correct the deed reference.
3. The density note that states the property as shown has been held intact since 1978 conflicts with the information provided by you (see comment #1).
4. Show proposed acreages and lot numbers.
5. The information generated by responses to these comments may result in additional comments.

Any requests for further information from the Zoning Office must include a reference to the minor subdivision file #95-085-M and written correspondence or revised plans must be accompanied by a copy of these comments.



CATHERINE A. MILTON
Planner I

CAM:scj

RECEIVED
JAN 10 2006

RE: PETITION FOR SPECIAL HEARING
14701 Thornton Mill Road, E/S Thornton
Mill Road, 450' S of Western Road
8th Election District, 3rd Councilmanic

Frank C. and Ellen H. Hall
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-328-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Douglas C. Myers, 5734 Emory Road, Upperco, MD 21155, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

NOTED

P 130

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02/02/96

PRIMARY SCREEN

DISTRICT: 08 ACCT NO: 0820066525

SUBDIST:

OWNER NAME / MAILING ADDRESS
TRUSTEES OF BOSLEY M E CHURCH
CO DANIEL S PEARCE
SPARKS MD 21152

DEED REF 1) / 1394/ 138
2)
PLAT REF 1)

EXEMPT STATUS/CLASS
3 700

PRINCIPAL
RESIDENCE
NO

PREMISE ADDRESS
THORNTON MILL ROA

TOWN	GEO	ADVAL	TAX	LAND	COUNTY
CODE	CODE	CODE	CLASS	USE	USE
000	81	000		EC	01

LEGAL DESCRIPTION

1.63 AC ES
THORNTON MILL RD
1500 S PRICEVILLE RD

MAP	GRID	PARCEL	SUB-DIV	PLAT	SECT	BLOCK	LOT
34	13	130					

TRANSFERRED FROM: HUFFORD CHARLES L

06/12/45

PRESS: <F1> VALUES SCRN

<F3> SELECT NEXT PROPERTY

327

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Douglas C. Myers

5734 EMORY ROAD UPPER CO ²¹¹⁵⁵

Ellen H. Hare

14737 THORNTON MILL RD

SPARKS, MD ²¹¹⁵²

J. Chapman Hall

14737 THORNTON MILL RD

SPARKS MD 21152



ORIGINAL PROPERTY

Liber L MoL M No. 832

567

6700

William L Ensor and wife

Dead To

Charles Lewis Huffard & wife

This Deed made this 10th day of October in the year one thousand nine hundred and twenty-nine by William L. Ensor and Bertha E Ensor his wife parties of the first part Grantors to Charles Lewis Huffard and Zita Theresa Huffard his wife parties of the second part Grantees all

of Baltimore County in the State of Maryland

Witnesseth that for and in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said William L Ensor and Bertha E Ensor do grant and convey unto Charles Lewis Huffard and Zita Theresa Huffard his wife as tenants by the entireties to the survivor of them their assigns and heirs and assigns of the survivor of them in fee simple All those two pieces or parcels of ground situate lying and being in the Eighth Election District of Baltimore County State of Maryland and which are more particularly described as follows to wit

Beginning for the first at a planted stone standing at the end of the North 27½ degrees West 117 perches line of the land which by deed dated on or about November 22nd 1879 and recorded among the Land Records of Baltimore County in Liber J B No 114 folio 233 etc was conveyed by Richard J Gittings and Robert R Boarman Trustees to Thomas P Williams and running thence and binding on said line reversely (magnetic meridian of 1906) South 26 degrees East 116 perches and six tenths of a perch to the end thereof at a planted stone thence binding on other land North 57 degrees East 124-4/10 perches to a planted stone thence North 49½ degrees West 9-6/10 perches to a planted stone thence North 17 degrees West 18 perches to a planted stone thence North 38½ degrees West 26 perches to a planted stone thence North 84½ degrees West 20 perches to a planted stone thence North 79 degrees West 50 perches to a planted stone thence North 58 degrees West 10 perches to a planted stone thence North 28 degrees West 18 perches to a planted stone thence North 51½ degrees West 16 perches to a planted stone thence North 69 degrees West 12-1/10 perches to a planted stone thence North 78 degrees West 9-9/10 perches to a planted stone thence South 71½ degrees West 19-3/10 perches to a planted stone thence North 88½ degrees West 38 perches to a planted stone standing in the east side of the County road leading from Bosley's M E Church to Yeoko thence binding on the estate of John E Bosley deceased South 10 degrees East 21½ perches thence South 65 degrees East 14 perches thence South 11½ degrees East 35 perches thence binding reversely on the land conveyed by the deed aforesaid from Gittings and Boarman Trustees to the said Thomas P Williams North 72 degrees East 27-7/10 perches to the place of beginning Containing ninety two (92) acres and twenty-four square perches of land more or less Being all and the same land that was granted and conveyed to William L Ensor and wife by Charles Franklin Ensor and wife by deed dated November 14th 1906 and recorded among the Land Records of Baltimore County in Liber W P C No 320 folio 415 etc

Beginning for the second at the beginning of that parcel of land which by deed dated October 12th 1919 and recorded among the Land Records of Baltimore County in Liber W P C No 505 folio 163 etc was conveyed by Katharine W France (single) to William L Ensor and Bertha E Ensor his wife running thence binding on said land the two following courses and distances viz South 70 degrees West 430 feet 7 inches to a stone heretofore planted thence South 11 degrees 4 minutes East 1019 feet 8 inches thence leaving the outlines of said land and continuing the same course South 11 degrees 4 minutes East 89 feet 7 inches to a point in the County road running thence binding on the centre of the County road the three following courses and distances viz South 19 degrees 40 minutes East 250 feet South 41 degrees

DELIVERED TO Dr. Williams 10/10/77
SIGNATURE

327

10 minutes East 87 feet 6 inches and South 49 degrees 40 minutes East 246 feet 9 inches running thence for lines of division the four following courses and distances viz North 63 degrees 35 minutes East 18 feet to a Locust tree thence continuing the same course North 63 degrees 35 minutes East 143 feet 6 inches to an Apple tree thence South 33 degrees 35 minutes East 168 feet 9 inches to a post at the corner of a fence thence South 31 degrees 31 minutes West 126 feet 8 inches to the centre of the aforesaid County road running thence South 32 degrees 45 minutes East 71 feet 2 inches to the end of the first or North 28 degrees West 7-4/10 perches line of that parcel of land which by deed dated October 21st 1881 and recorded among the Land Records of Baltimore County in Liber W M I No 128 folio 28 etc was conveyed by Thomas P Williams et al to Mary Johnson running thence reversely binding on said line South 28 degrees 50 minutes East 122 feet 2 inches to a stone heretofore planted at the beginning of said line said stone being also the beginning of the 23rd or North 55 1/2 degrees East 20-9/10 perches line of the land conveyed as aforesaid by Katharine W France to William L Ensor and wife running thence binding on said land the three following courses and distances viz North 55 1/2 degrees East 20-9/10 perches to a Gum tree still North 55 1/2 degrees East 14 1/2 perches to a stone marked "X" and thence North 27 1/2 degrees West 117 perches to the place of beginning Containing 28-1/3 acres of land more or less Being part of that parcel of land which by deed dated October 12th 1919 and recorded among the Land Records of Baltimore County in Liber W P C No 505 folio 163 etc was conveyed by Katharine W France to William L Ensor and Bertha E Ensor his wife Reserving however unto the said parties of the first part their heirs and assigns the right to draw water from the spring on the 2nd parcel of land herein described which now supplies water to the parties of the first part for the farm on which they now reside with the right of ingress and egress thereto and therefrom for the purpose of repairing or replacing the pipes through which said water supply now flows Said right also to cover any repair to spring and digging for replacing and repairing pipe

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys waters privileges appurtenances and advantages to the same belonging or anywise appertaining

To Have And To Hold the land and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of Charles Lewis Huffard and Zita Theresa Huffard his wife as tenants by the entireties to the survivor of them their assigns and the heirs and assigns of the survivor of them in fee simple Subject however to the easement above referred to

And the said William L Ensor and Bertha E Ensor his wife hereby covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said property as may be requisite

Witness the hands and seals of the said Grantors

Test:

Dorothea Schmidt

William L Ensor (Seal)

Bertha E Ensor (Seal)

State of Maryland Baltimore County To Wit:

I hereby certify that on this 10th day of October in the year one thousand nine hundred and twenty-nine before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County personally appeared William L Ensor and Bertha E Ensor his wife and each

THIS DEED, made this 30th day of *June*, 1976, by and between CHARLES LEWIS HUFFARD (a/k/a CHARLES LOUIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LEWIS HUFFARD (a/k/a CHARLES LOUIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST thereof at a stone heretofore planted at the beginning of the thirteenth line of the land secondly described in a deed from William L. Ensor and wife to Charles Lewis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 832, folio 567, etc., and running thence, with and binding on the thirteenth and fourteenth lines of the land secondly described in said deed in all, North 55-1/2 degrees, East 588.23 feet to a stone marked "X" heretofore planted at the end of said fourteenth line; thence, running with and binding on part of the fifteenth line of the land secondly described in said deed, North 27-1/4 degrees West 354.80 feet; thence, running for a line of division now made, parallel with and distant 351.96 feet Northwesterly, measured at right angles, from the line first herein described, South 55-1/2 degrees West 623.96 feet to intersect the fifth or South 47 degrees and 16 minutes East 141.20 feet line of the land described in a deed from Reba Ensor Cooper and husband to Charles Louis Huffard and wife dated May 3, 1960, and recorded among said Land Records in Liber W.J.R. No. 3726, folio 319, etc.; thence, running with and binding on part of said fifth line as now computed, South 51 degrees and 56 minutes East 53.25 feet to the end thereof; thence, running with and binding on the sixth line of the land described in said last-mentioned deed as now computed, South 34 degrees and 06 minutes East 108.45 feet to the end thereof and to the beginning of the eleventh line of the land secondly described in the deed first herein referred to; and thence, running with and binding on the eleventh and twelfth lines of the land secondly described in said first-mentioned deed, the two (2) following courses and distances, to wit: South 32 degrees and 45 minutes East 71.17 feet and South 28 degrees and 50 minutes East 122.17 feet to the place of beginning. Containing 4.7 acres of land, more or less.

BEING and comprising part of the land secondly described in a deed from William L. Ensor and wife to Charles Lewis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 832, folio 567, etc., and part of the land described in a deed from Reba Ensor Cooper and husband to Charles Louis Huffard and wife dated May 3, 1960, and recorded among said Land Records in Liber W.J.R. No. 3726, folio 319, etc.

BEGINNING FOR THE SECOND thereof at a stone heretofore planted at the end of the first or South 26 degrees East 116.6 perches line of the land firstly described in a deed from William L. Ensor and wife to Charles Lewis Huffard and wife dated October 10, 1929 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 832, folio 567, etc., and running thence, with and binding on the second line of said firstly described land, North 57 degrees East 2,052.60 feet to a stone heretofore planted; thence, running with and binding on the third line of said firstly described land North 49-3/4 degrees West 158.4 feet to a stone heretofore planted; thence, running

TRANSFER TAX NOT REQUIRED
7-20-76

Walter R. Richardson
Director of Finance

Per: *[Signature]*
Authorized Signature

THIS DEED, made this 30th day of June, 1976, by and between
 CHARLES LEWIS HUFFARD and ZITA THERESA HUFFARD, his wife, parties of the first part,
 and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and
 valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES
 LEWIS HUFFARD and ZITA THERESA HUFFARD do hereby grant and convey unto the said
 ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns,
 and the personal representatives and assigns of the survivor of them, in fee simple,
 all that lot of ground situate, lying and being in the Eighth Election District in
 the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the end of the third or North 9 degrees West 141.10
 feet line of the land described in a deed from Charles Lewis Huffard and wife to the
 Trustees of Bosley's Methodist Episcopal Church, Hereford Circuit dated June 12, 1945,
 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1394,
 folio 138, etc., said place of beginning being at or intended to be at the end of the
 fourth or South 10 degrees East 17.82 perches line of the land described in a deed
 from William L. Ensor and wife to Joshua G. Bosley dated September 29, 1919, and
 recorded among said Land Records in Liber W.P.C. No. 511, folio 505, etc., and running
 thence, binding reversely on the third line of the land described in said first-mentioned
 deed as surveyed in 1945, South 9 degrees East 141.10 feet to the beginning of the
 seventeenth line of the land firstly described in a deed from William L. Ensor and wife
 to Charles Lewis Huffard and wife dated September 10, 1929, and recorded among said
 Land Records in Liber L.M.C.L. No. 382, folio 567, etc.; thence, running with and
 binding on said seventeenth line as described in said last-mentioned deed, South
 11-1/4 degrees, East 577.5 feet; thence, running with and binding on part of the eight-
 teenth line of the land firstly described in said last-mentioned deed, North 72 degrees
 East 26.47 feet to a stone heretofore planted at the end of the first line of the land
 secondly described in said last-mentioned deed; thence, running with and binding on
 part of the second line of said secondly described land, South 11 degrees and 04 minutes
 East 203.63 feet to intersect a line drawn in a Southwesterly prolongation of the third
 line of the land described in a deed from Ellen E. Levin and husband and Charles L.
 Huffard and wife to Pat Holding Company, Inc., dated October 16, 1964, and recorded among
 said Land Records in Liber R.R.G. No. 4467, folio 451, etc.; thence, binding reversely
 on said line so drawn, North 65 degrees and 30 minutes East 310.96 feet to the end of
 the aforementioned third line; thence, running with and binding on the fourth, first
 and second lines of the land described in said last-mentioned deed as surveyed in 1954,
 the three (3) following courses and distances, to wit: North 24 degrees and 30 minutes
 West 201 feet; North 65 degrees and 30 minutes, East 217 feet and South 24 degrees and
 30 minutes, East 201 feet; thence running for a line of division as now computed North
 49 degrees and 40 minutes East 884.8 feet to intersect the ninth or North 28 degrees
 West 18 Perches line of the land firstly described in the deed from William L. Ensor
 and wife to Charles Lewis Huffard and wife thirdly hereinbefore referred to; thence,
 running with and binding on part of the ninth line, all of the tenth and eleventh lines
 and part of the twelfth line of the land firstly described in said thirdly-mentioned
 deed, the four (4) following courses and distances, to wit: North 28 degrees West
 207.73 feet to a stone heretofore planted; North 51-3/4 degrees West 264 feet to a stone
 heretofore planted; North 69 degrees West 199.65 feet to a stone heretofore planted;
 and North 78 degrees West 23.5 feet to the beginning point of the land described in the
 deed from William L. Ensor and wife to Joshua G. Bosley, secondly hereinbefore referred
 to and thence, binding reversely on the fifth or last line of the land described in
 said secondly-mentioned deed, South 68-1/4 degrees West 896.50 feet to the place of
 beginning. Containing 21.0 acres of land, more or less.

P. 103

LIBER 5805 PAGE 463

111-SIMPLE DEED-CODE-City or County

This Deed, Made this

day of July

in the year one thousand nine hundred and seventy-seven, by and between ELLEN E. HALL

of Baltimore County

in the State of Maryland, of the first part, and

FRANK CHAPMAN HALL and ELLEN E. HALL, his wife, parties
of the second part.

SEP 22-77 227218E *****9.00

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) SEP 22-77 227218E *****9.00

the said ELLEN E. HALL

does grant and convey unto the said FRANK CHAPMAN HALL and ELLEN E. HALL, his wife,

their heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, aforesaid, and described as follows, that is to say:-

Beginning for the same at an iron rod now set at a point distant North 64 degrees 30 minutes East 257.60 feet from a stone heretofore set at the end of the first or South 70 degrees West 430 feet 7 inches line of the secondly described parcel of land in a deed dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L/McL. M. No. 832, folio 567, which was conveyed by William L. Ensor and wife to Charles L. Huffard and wife, said point of beginning also being distant South 34 degrees 38 minutes 50 seconds East 1075.43 feet from a stone marked "A" heretofore set on the East side of the Thornton Mill Road at the beginning of the fifteenth or South 10 degrees East 21 1/2 perches line of the first described parcel of land in the aforementioned deed, thence running for lines of division the four following courses and distances, viz: North 65 degrees 30 minutes East 217 feet to an iron rod now set, South 24 degrees 30 minutes East 201 feet to an iron rod now set, South 65 degrees 30 minutes West 217 feet and North 24 degrees 20 minutes West 201 feet to the place of beginning. Containing 1.001 acres of land, more or less, as surveyed on February 1, 1954 by Leo William Rader, Surveyor.

BEING all and the same property which by Deed dated October 16, 1964 and recorded in the Land Records of Baltimore County in Liber R.R.G. 4467, Folio 459 was granted and conveyed by Pat Holding Company, Inc. to Charles L. Huffard and Zita T. Huffard, his wife, and also being the same lot which by lease dated October 16, 1964 and recorded in the Land Records of Baltimore County in Liber R.R.G. 4467 Folio 455 was leased by Pat Holding Company, Inc. unto Ellen E. Levin and also being all and the same lot of ground which by Deed of even date herewith and intended to be recorded among the Land Records of Baltimore County prior to the same was granted and conveyed by Charles L. Huffard and Zita T. Huffard to Ellen E. Hall.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per: *Walter R. Richardson*
Authorized Signature

327

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 20th day of January, 1978, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD), and ZITA THERESA HUFFARD, his wife, parties of the first part, and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one half interest in and to all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEING FOR THE SAME at the end of the fourth or South 11 degrees and 04 minutes 203.63 feet line of the land described in a deed from Charles Louis Huffard and Zita Theresa Huffard to Ellen Huffard Hall and Frank Chapman Hall dated June 30, 1976 and recorded among the land records of Baltimore County in Liber EHK 5659 Folio 789, etc., said place of beginning being at or intended to be at the intersection of a line drawn in a Southwesterly prolongation of the third line of the land described in a deed from Ellen E. Levin and husband and Charles L. Huffard and wife to Pat Holding Company dated October 16, 1964 and recorded among the said land records in Liber R. R. G. No. 4467, Folio 451, etc., and the second or South 11 degrees 04 minutes 1019.67 ft. line of the second parcel of land described in a deed from William L. Ensor and Bertha E. Ensor to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded among the said land records in Liber L. McL.M.832, Folio 567, etc., and running thence, binding on the 5th line of the land described in the first mentioned deed, North 65 degrees 30 minutes East, 310.96 ft; thence, running with and binding reversely on the 3rd line of the land described in the deed secondly herein referred to, North 65 degrees and 30 minutes East 217 ft; thence running and binding on the 9th line of the property described in the first mentioned deed, North 49 degrees 40 minutes East, 884.8 ft. to intersect the 9th or North 28 degrees West 18 perches line of the land firstly described in the deed from William L. Ensor and wife to Charles Louis Huffard and wife thirdly herein referred to; running thence, and binding reversely on part of the said 9th or North 28 degrees West 18 perches line of the property firstly described in said deed from William L. Ensor and wife

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Land

BALTIMORE COUNTY, MARYLAND

Per:

Authorized Signature

1-31-78

UNRECORDED

to Charles Louis Huffard and wife dated October 10, 1929, South 28 degrees East 89.27 ft; thence running, binding reversely on the 8th line of the property firstly described in the said last mentioned deed, South 58 degrees East 165 ft; thence running and binding reversely on part of the 7th or North 79 degrees West 50 perches line of the property firstly described in the said last mentioned deed, South 79 degrees East for a distance of 230.10 feet; thence running for a line of division as now computed South 57 degrees West, 1,769.11 ft. to intersect the second or South 11 degrees 4 minutes East 1019.67 ft. line of the land secondly described in said last mentioned deed at a point 390.13 feet from the point of beginning; thence running with and binding reversely on part of said second line North 11 degrees four minutes West 390.13 feet to the place of beginning. Containing 12 acres of land more or less.

BEING part of the land firstly described and part of the land secondly described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L. McL. M. No. 832, folio 567.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, as tenants by the entireties, their assigns, the survivor of them and the survivors personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

TEST:

James S. Taylor

Charles Louis Huffard (SEAL)
CHARLES LOUIS HUFFARD
(a/k/a Charles Lewis Huffard)

James S. Taylor

Zita Theresa Huffard (SEAL)
ZITA THERESA HUFFARD

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this day of , 1978, before me, the subscriber, a Notary Public of the State aforesaid, personally

****SEE ALSO Deed dated December 30, 1977, and recorded among the Land Records aforesaid, from within Grantors to the within Grantees, vesting title to the other one half undivided interest in the Grantees herein, full fee simple title to the hereinbefore described lots of ground now being vested in said Grantees.

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 20th day of January, 1978, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entireties, th eir assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one half interest in and to all that lot of ground situate lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST part at the intersection of the third or South 55½ degrees West 623.96 feet line of the property firstly described in a deed from Charles Louis Huffard and Zita theresa Huffard, his wife, and William Louis Huffard and Helen McFadden Huffard, his wife, dated June 30, 1976 and recorded in the land records of Baltimore County in Liber EHK 5659 Folio 787, etc., and the fifth or South 47 degrees and 16 minutes East 141.20 feet line of the land described in a deed from Reba Ensor Cooper and husband to Charles Louis Huffard and wife dated May 3, 1960 and recorded among said land records in Liber WJR #3726 Folio 313.; thence running with and binding reversely on said third line of the parcel of land firstly described in the first mentioned deed North 55½ degrees East 623.96 feet; thence running with and binding on part of the fifteenth or North 27½ degrees West 117 perches line of the land secondly described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded among the land records of Baltimore County in Liber LMCLM #832 Folio 567, etc., North 27 degrees 15 minutes West 192.92 feet; thence running for a line of division as now computed South 57 degrees West 709.06 feet to intersect the 6th or South 49 degrees 40 minutes 246.75 feet line of the land secondly described in the last mentioned deed at a point 130.57 feet from the end of said line; thence running with and binding on part of said sixth line South 49 degrees 40 minutes East 130.57 feet; thence running with and binding on part of the fifth or South 47 degrees 16 minutes East 141.20 feet line of said deed secondly mentioned above from Reba Ensor Cooper and husband to Charles Louis Huffard and wife

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per:

Gloria J. Colburn

Authorized Signature

1-31-78

Ro 11-88-C

dated May 30, 1960, South 47 degrees and 16 minutes 87.95 feet as now computed to the place of beginning. Containing 3.1 acres more or less.

BEGINNING FOR THE SECOND thereof at the intersection of the 4th or South 57 degrees West 2021.19 ft. line of the property secondly described in a deed from Charles Louis Huffard and Zita Theresa Huffard, his wife to William Louis Huffard and Helen McFadden Huffard on the 30th day of June, 1976 and recorded in the land records of Baltimore County in Liber EHK5659 Folio 787, etc., and the first or South 26 degrees East 116.6 perches line of the land firstly described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded among the land records of Baltimore County in Liber LMCLM #832 Folio 567, etc; and running thence with and binding reversely on said 4th or South 57 degree West 2021.19 ft. line of the land secondly described in the first mentioned deed North 57 degrees East 2021.19 feet to intersect the 4th or North 17 degrees West 18 perches line of the first parcel of land described in the secondly mentioned deed; thence running and binding upon part of said fourth line North 17 degrees West for a distance here computed of 88.45 feet to the end of said line; thence running with and binding upon part of the 5th or North 38 3/4 degrees West 26 perches line of the secondly mentioned deed North 38 degrees 45 minutes West 107.26 feet; thence running for a line of division now made parallel with and distant 191.74 feet northwesterly measured at right angles from the line first herein described South 57 degrees West 2011.28 feet to intersect the first or South 26 degrees East 116.6 perches line of the land firstly described in the secondly mentioned deed and thence running with and binding on part of the said first line South 26 degrees East 193.18 feet as here computed to the place of beginning. Containing 8.9 acres more or less.

BEING part of the land described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L. McL.M. No. 832, folio 567, etc.

SEE ALSO deed dated December 30, 1977, and recorded among the Land Records aforesaid, from within Grantors to the within Grantees, vesting title to the other **

TOGETHER with the buildings, thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them in fee simple.

**one half undivided interest in the Grantees herein, full fee simple title to the hereinbefore described lots of ground now being vested in said Grantees.

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 4th day of December, 1979, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part. ****14.00
 1024-72 20240102 ****14.00

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entirety, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point 390.13 feet South 11 degrees 4 minutes East from the end of the first or South 11 degrees 4 minutes 203.63 feet line of the land described in a deed from Charles Louis Huffard and Zita Theresa Huffard to Ellen Huffard Hall and Frank Chapman Hall dated June 30, 1976 and recorded among the land records of Baltimore County in Liber EHK #5659 Folio 789, etc., the end of said 11 degrees 4 minutes 203.63 feet line being also the place of beginning of the description of land conveyed by Charles Louis Huffard and Zita Theresa Huffard, his wife, to Ellen Huffard Hall and Frank Chapman Hall, her husband, on the 20th day of January, 1977 and recorded in the land records of Baltimore County, Liber #5851 Folio 224; and running thence binding reversely on the sixth or South 57 degrees West 1,769.11 feet line of the land described in the deed last mentioned above, North 57 degrees East 1,769.11 feet to intersect the seventh or North 79 degrees 50 perches line of the property firstly described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded in the land records of Baltimore County in Liber LMcLM #832 Folio 567, etc., at a point 230.10 feet from the end of said line; thence running and binding reversely on part of said seventh or North 79 degrees West 50 perches line of the property firstly described in the said last mentioned deed, South 79 degrees East for a distance of 201.32 feet; thence running for a line of division as now computed South 57 degrees West for a distance of 1,968.54 feet to intersect the second or South 11 degrees 4 minutes East 1,019.67 feet line of the land secondly described in said last mentioned deed at a point 743.89 feet from the beginning of said second line; and thence running with and binding reversely on part of said second line North 11 degrees 4 minutes West 150.13 feet to the place of beginning. Containing 5.99 acres of land more or less.

TRANSFER TAX NOT REQUIRED
 RANDOLPH B. ROSENCRANTZ
 DIRECTOR OF FINANCE
 BALTIMORE COUNTY, MARYLAND

[Signature]
 AUTHORIZED SIGNATURE

12-11-79

[Signature] Roll 85-c

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 4th day of December, 1979, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, parties of the second part.

2021-79 20240225 ***17.00
2021-79 20240225 ***17.00

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a/ CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entirety, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point 130.57 feet North 49 degrees and 40 minutes West of the point of intersection of the fifth or South 47 degrees 16 minutes East 141.20 feet line and the fourth or South 68 degrees 15 minutes West 143.50 feet line of the land described in a deed from Reba Ensor Cooper and husband to Charles Louis Huffard and wife dated May 3, 1960 and recorded among the land records of Baltimore County in Liber WJR #3726 Folio 313.; thence running with and binding reversely on the third or South 57 degrees West 709.06 feet line of the land firstly described in a deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, parties of the first part and William Louis Huffard and Helen McFadden Huffard, his wife, parties of the second part dated January 20, 1977 and recorded in the said land records Liber #5851 Folio 227, etc., North 57 degrees East 709.06 feet to intersect the fifteenth or North 27 1/4 degrees West 117 perches line of the land secondly described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded among the land records of Baltimore County in Liber LMCLM #832 Folio 267, etc.; and running thence with and binding reversely on the fourth or South 57 degrees West 2,011.28 feet line of the property secondly described in said deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to William Louis Huffard and Helen McFadden Huffard on the 20th day of January, 1977 and recorded in the land records of Baltimore County in Liber #5851 Folio 227, etc., North 57 degrees East 2,011.28 feet to intersect the fifth or North 38 3/4 degrees West 26 perches line of the land secondly described in the aforementioned deed from William L. Ensor and wife to Charles Louis Huffard and wife, dated

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENCRANTZ
DISTRICT CLERK
BALTIMORE COUNTY, MARYLAND
12-21-79
Roll 11-85-C

October 10, 1929, etc.; and thence running with and binding upon part of said fifth or North 38 3/4 degrees West 26 perches line, North 38 degrees 45 minutes West 96.20 feet; thence running for a line of division as now computed South 57 degrees West 2,737.34 feet to intersect the sixth or South 49 degrees 40 minutes 246.75 feet line of the land secondly described in the last mentioned deed at a point 230.51 feet from the end of said line; thence running with and binding on part of said sixth line South 49 degrees and 40 minutes East 99.94 feet as now computed to the place of beginning. Containing 6 acres more or less.

BEING part of the land described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929, and recorded among the land records of Baltimore County in Liber LMCLM #832 Folio 567, etc.

TOGETHER with the buildings, thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seals of said Grantors.

TEST:

B. J. Brune
1/1

Charles Louis Huffard (SEAL)
CHARLES LOUIS HUFFARD
(a/k/a Charles Lewis Huffard)

B. J. Brune
1/1

Zita Theresa Huffard (SEAL)
ZITA THERESA HUFFARD

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 17th day of December, 1979, before me, the subscriber, a Notary Public of the State aforesaid,

P. 320

LIBER 6251 PAGE 820

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 2nd day of January, 1981, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one-half (1/2) interest in and to all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point 203.46 feet north 38 3/4 degrees west of the beginning of the fifth or north 38 3/4 degrees west 26 perches line of the first parcel of land described in a deed from William L. Ensor and Bertha E. Ensor to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.McL.M. 832, folio 567; thence running with and binding upon said fifth or north 38 3/4 degrees west 26 perches line for a distance of 225.54 feet; thence running with and binding upon the sixth or north 84 1/2 degrees west 20 perches line of said first parcel of land described in said deed north 84 1/2 degrees west for a distance of 167.55 feet; thence running with and binding upon part of the first or south 57 degrees west 1342.86 feet line of the property described in a deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, parties of the first part, and Ellen Huffard Hall and Frank Chapman Hall, dated the 15th day of December, 1980, to be recorded among the Land Records of Baltimore County, said line and this line being lines of division as now computed, south 57 degrees west 1192.86 feet thence running for a line of division as now computed south 33 degrees east 325.53 feet, to intersect the fourth or south 57 degrees west 2737.34 feet line of the property described in a deed from Charles Louis Huffard and Zita Theresa Huffard, parties of the first part, to William Louis Huffard and Helen McFadden Huffard, his wife, parties of the second part, dated the 4th day of December, 1979 and recorded in the Land Records of Baltimore County in Liber E.H.K.Jr. 6118 folio 723 at a point 1,342.59 feet from the beginning of said line; thence running with and binding reversely on part of said fourth or south 57 degrees west line, north 57 degrees east for a distance of 1342.59 feet as now computed to the place of beginning, containing 9.78 acres, more or less.

Being part of the land first described in a deed from William L. Ensor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 832 folio 567.

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENTHAL
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND

Per. *[Signature]*
1-15-81 AUTHORIZED SIGNATURE *[Signature]*

327

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 2nd day of January, 1981, by and between ✓ CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ✓ ZITA THERESA HUFFARD, his wife, parties of the first part, and ✓ ELLEN HUFFARD HALL and ✓ FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one-half (1/2) interest in and to all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point 167.55 feet north 84 1/2 degrees west of the beginning of the sixth or north 84 1/2 degrees west 20 perches line of the first parcel of land described in a deed from William L. Ensor and Bertha E. Ensor to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.McL.M. 832 folio 567; thence running and binding upon the third or south 57 degree west 1192.86 feet line of the property described in the deed from Charles Louis Huffard and Zita Theresa Huffard, parties of the first part, and William Louis Huffard and Helen McFadden Huffard, his wife, parties of the second part dated the 2nd day of January, 1981, said line and this line being lines of division as now computed, south 57 degrees west 1192.86 feet and thence continuing south 57 degrees west 150.00 feet for a total distance of 1342.86 feet; thence running for a line of division as now computed north 33 degrees west 377.70 feet to intersect the third or south 57 degrees west 1968.54 feet line of the property described in a deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, parties of the first part, and Ellen Huffard Hall and Frank Chapman Hall, her husband, parties of the second part dated December 4, 1979 and recorded in the Land Records of Baltimore County in Liber E.H.K.Jr. 6118 folio 720, at a point 928.62 feet from the beginning of said line; thence running with and binding reversely on said third or south 57 degree west 1968.54 feet line, north 57 degrees east 928.62 feet to intersect the seventh or north 79 degrees west 50 perches line of the land first described in a deed from William L. Ensor and Bertha E. Ensor, parties of the first part to Charles Louis Huffard and Zita Theresa Huffard, parties of the second part dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.McL.M. 832 folio 567 at a point 431.42 feet from the end of said seventh line; thence running with and binding reversely on said seventh or north 79 degree west line, south 79 degrees east 393.58 feet to the beginning of said seventh line; thence running with and binding reversely on a part of the sixth or north 84 1/2 degrees west 20 perches line of the property first described in a deed from William L. Ensor and Bertha E. Ensor, parties of the first part to Charles Louis Huffard and Zita Theresa Huffard, parties of the second part, dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.McL.M. 832 folio 562, south 84 1/2 degrees east 162.45 feet to the place of beginning, containing 9.78 acres, more or less.

TRANSFER TAX NOT REQUIRED
 RANCOLPH B. ROSENCRANTZ
 DIRECTOR OF FINANCE
 BALTIMORE COUNTY, MARYLAND

Per: *Kenneth E. De Luca*
 1-15-81 AUTHORIZED SIGNATURE *1-15-81*

P. 100

LIBER 10014, PAGE 544

NO CONSIDERATION

Property: 14701 Thornton Mill Road
Thornton Mill Road
Sparks, Maryland 21152

RECORDED
07/19/93

DEED

THIS DEED, is made this 22nd day of JULY, 1993, and it is by and between **ZITA THERESA HUFFARD**, hereinafter, also referred to as the "Grantor", and **FRANK CHAPMAN HALL** and **ELLEN HUFFARD HALL**, (husband and wife), hereinafter also collectively referred to as the "Grantees".

The Grantor, for no consideration (other than the Grantor's love and affection for the Grantees), but subject to the reservations set forth below, grants, conveys and assigns, to the Grantees, their personal representatives, heirs and assigns, in fee simple the property located in Baltimore County, Maryland and described as follows:

BEGINNING for the same at a railroad spike now set in the centerline of Thornton Mill Road, said point being at the end of the fourth line of that parcel of land, which by Deed dated December 4, 1979, and recorded among the Land Records of Baltimore County in *Liber 6118, folio 723*, was granted and conveyed by Charles Louis Huffard and Zita Theresa Huffard unto William Louis Huffard and Helen McFadden Huffard; thence running along the centerline of Thornton Mill Road the following four courses and distances as now surveyed; North 41 degrees 06 feet 11 inches West 16.24 feet to a point, North 33 degrees 23 feet 23 inches West 87.50 feet to a point, North 13 degrees 06 feet 27 inches West 250.00 feet to a point, North 03 degrees 39 feet 45 inches West 390.29 feet to a railroad spike set at the end of the third line of that parcel of land which by a Deed dated December 4, 1979, and recorded among the Land Records of Baltimore County in *Liber 6118, folio 720*, was granted and conveyed by Charles Louis Huffard and Zita Theresa Huffard unto Ellen Huffard Hall and Frank Chapman Hall; thence running reversely along said line North 63 degrees 31 feet 03 inches East 13.13 feet to a rebar and cap now set at the end of the third line of that parcel of land which by dated January 2, 1981, and recorded among the Land Records of

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 9-2-93

RECEIVED FOR TRANSFER

State Department of

Assessment & Taxation

for Baltimore County

#327

LIBER 10014 PAGE 545

Baltimore County in *Liber 6251, folio 818*, was granted and conveyed by Charles Louis Huffard and Zita Theresa Huffard unto Ellen Huffard Hall and Frank Chapman Hall; thence running reversely along the third and second lines of said Deed South 25 degrees 37 feet 58 inches East 376.32 feet to a rebar and cap set and North 63 degrees 31 feet 03 inches East 150.00 feet to a rebar and cap set at the end of the third line of that parcel of land which by Deed dated January 2, 1981, and recorded among the Land Records of Baltimore County in *Liber 6251, folio 820*, was granted and conveyed by Charles Louis Huffard and Zita Theresa Huffard unto William Louis Huffard and Helen McFadden Huffard; thence running along the fourth line of said Deed South 26 degrees 57 feet 15 inches East 329.27 feet to a rebar and cap set in the fourth line of that parcel of land which by Deed dated December 4, 1979, and recorded among the Land Records of Baltimore County in *Liber 6118, folio 723*, was granted and conveyed by Charles Louis Huffard and William Louis Huffard unto William Louis Huffard and Helen McFadden Huffard; thence running along said fourth line South 63 degrees 31 feet 03 inches West 1394.83 feet to the place of beginning.

CONTAINING, 20.244 acres of land, more or less.

BEING a part of the first and second parcels of land which by Deed dated October 10, 1929, and recorded among the Land Records of Baltimore County in *Liber 832, folio 367*, was granted and conveyed by William L. Ensor and Bertha E. Ensor unto Charles Lewis Huffard and Zita Theresa Huffard.

THE said Charles Louis Huffard predeceased his wife, Zita Theresa Huffard (the Grantor herein), on July 26, 1987, thereby conveying all his right, title, and interest in and to the subject Thornton Mill Road property unto his wife, the Grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the property herein conveyed, unto the Grantees, their personal representatives, heirs and assigns, in fee simple, forever, but reserving unto the Grantor a life estate in the property for her own life.

AND, the Grantor covenants to warrant specially the property and to execute such further assurances of the property as may be requisite.

LIBERY 0014 PAGES 46

WITNESS, the hand and seal of the Grantor.

WITNESS:

Green - 11/11/91

ZITA THERESA HUFFARD (SEAL)
"GRANTOR"

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY, that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Richard N. Foltz, III
RICHARD N. FOLTZ, III
11 Ivy Bridge Court
Reisterstown, Maryland 21136-5952
(410) 526-6262 FAX: (410) 833-4590
Attorney

STATE OF MD:

COUNTY OF BA:

To Wit:

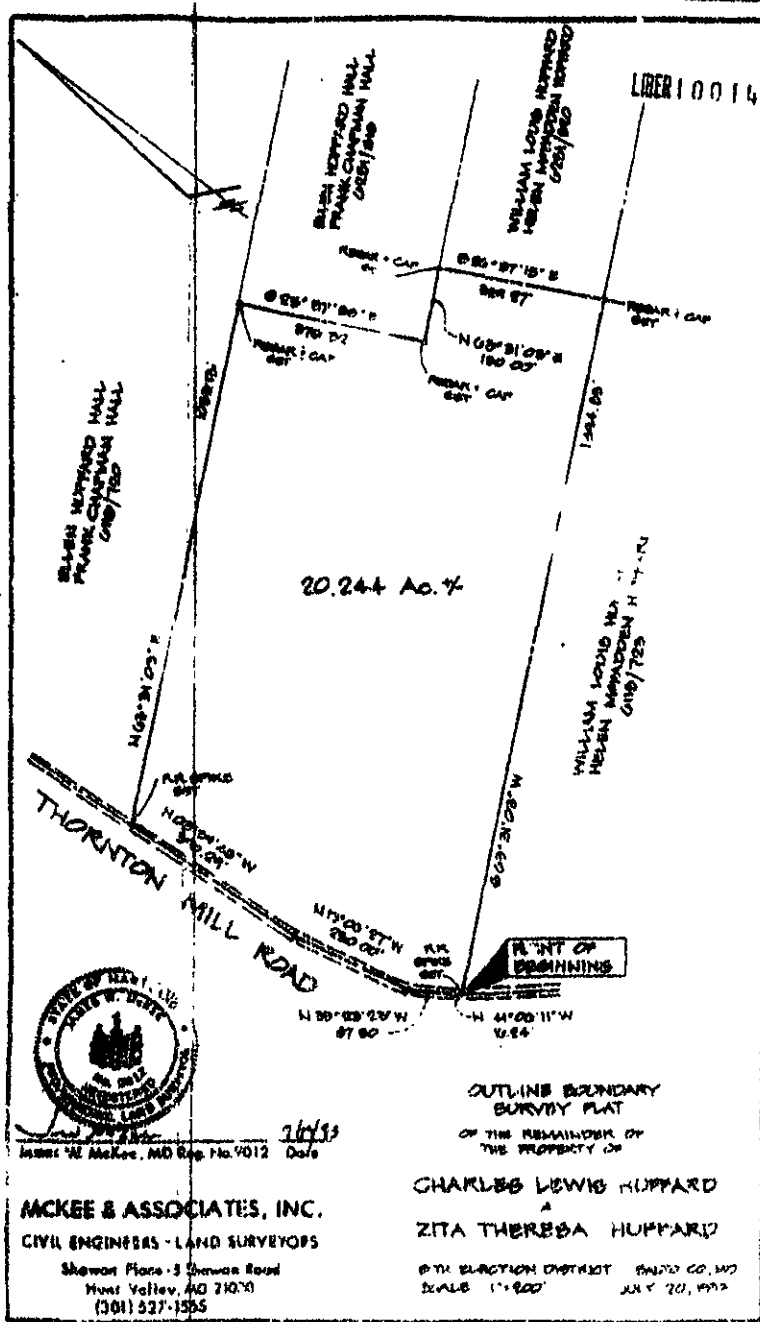
I HEREBY CERTIFY, That on this 27th day of July, 1991, before me, the subscriber, a Notary Public of the State aforesaid, ZITA THERESA HUFFARD, personally appeared in her individual capacity I know to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

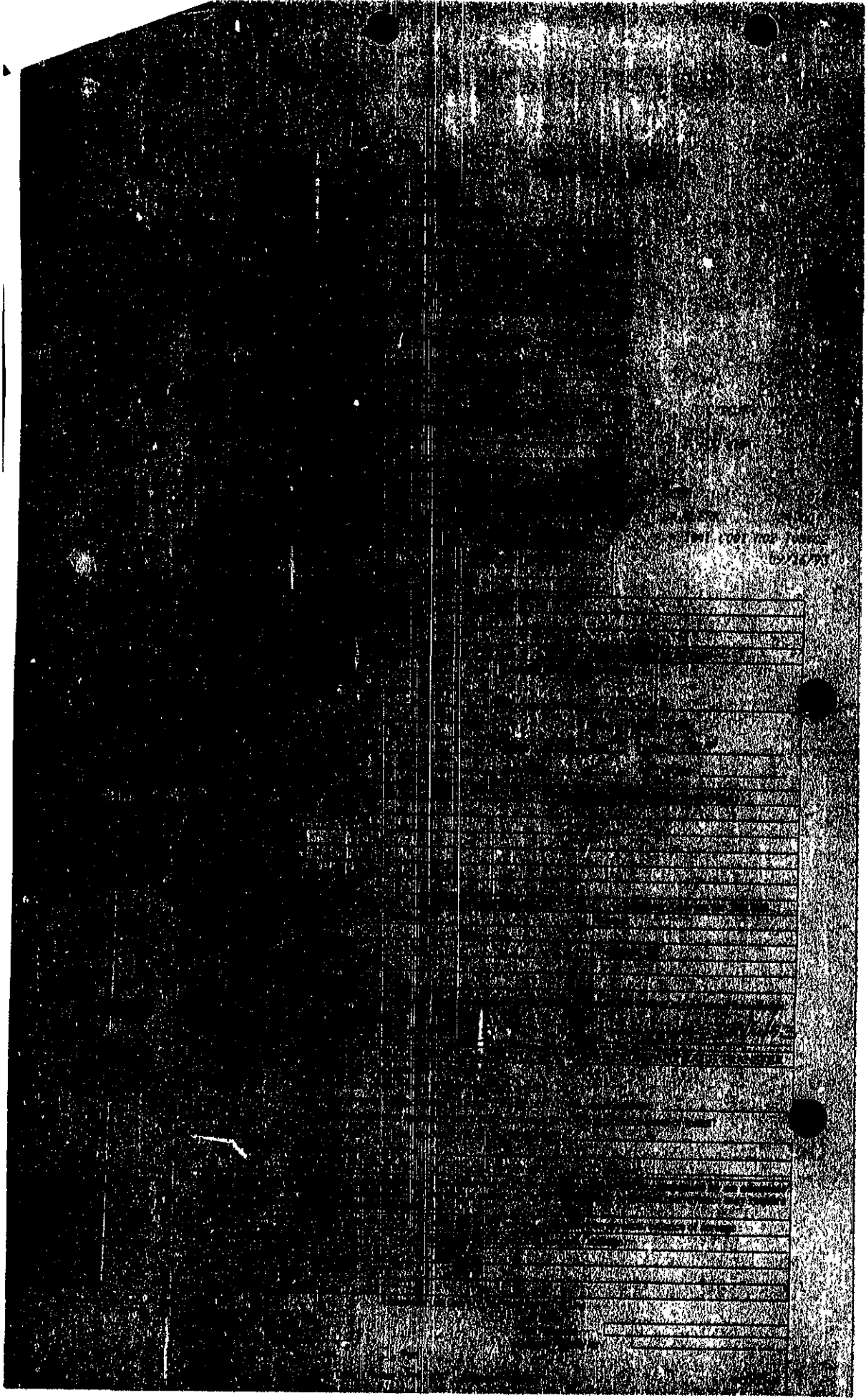
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

9/91

Richard N. Foltz, III
Notary Public
BALTIMORE COUNTY MD





Baltimore County, Maryland Land Instrument Intake Sheet

LIBER 10014 PAGE 549

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1971, Title 33, Taxation, Article III, §§3-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §§12-101 through 12-113, as amended, and Tax-Property Article, §§3-10 through 3-408, as amended, it is certified that an instrument of writing dated conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-3022-3023-3024-3025-3026-3027-3028-3029-3030-3031-3032-3033-3034-3035-3036-3037-3038-3039-3040-3041-3042-3043-3044-3045-3046-3047-3048-3049-3050-3051-3052-3053-3054-3055-3056-3057-3058-3059-3060-3061-3062-3063-3064-3065-3066-3067-3068-3069-3070-3071-3072-3073-3074-3075-3076-3077-3078-3079-3080-3081-3082-3083-3084-3085-3086-3087-3088-3089-3090-3091-3092-3093-3094-3095-3096-3097-3098-3099-3100-3101-3102-3103-3104-3105-3106-3107-3108-3109-3110-3111-3112-3113-3114-3115-3116-3117-3118-3119-3120-3121-3122-3123-3124-3125-3126-3127-3128-3129-3130-3131-3132-3133-3134-3135-3136-3137-3138-3139-3140-3141-3142-3143-3144-3145-3146-3147-3148-3149-3150-3151-3152-3153-3154-3155-3156-3157-3158-3159-3160-3161-3162-3163-3164-3165-3166-3167-3168-3169-3170-3171-3172-3173-3174-3175-3176-3177-3178-3179-3180-3181-3182-3183-3184-3185-3186-3187-3188-3189-3190-3191-3192-3193-3194-3195-3196-3197-3198-3199-3200-3201-3202-3203-3204-3205-3206-3207-3208-3209-3210-3211-3212-3213-3214-3215-3216-3217-3218-3219-3220-3221-3222-3223-3224-3225-3226-3227-3228-3229-3230-3231-3232-3233-3234-3235-3236-3237-3238-3239-3240-3241-3242-3243-3244-3245-3246-3247-3248-3249-3250-3251-3252-3253-3254-3255-3256-3257-3258-3259-3260-3261-3262-3263-3264-3265-3266-3267-3268-3269-3270-3271-3272-3273-3274-3275-3276-3277-3278-3279-3280-3281-3282-3283-3284-3285-3286-3287-3288-3289-3290-3291-3292-3293-3294-3295-3296-3297-3298-3299-3300-3301-3302-3303-3304-3305-3306-3307-3308-3309-3310-3311-3312-3313-3314-3315-3316-3317-3318-3319-3320-3321-3322-3323-3324-3325-3326-3327-3328-3329-3330-3331-3332-3333-3334-3335-3336-3337-3338-3339-3340-3341-3342-3343-3344-3345-3346-3347-3348-3349-3350-3351-3352-3353-3354-3355-3356-3357-3358-3359-3360-3361-3362-3363-3364-3365-3366-3367-3368-3369-3370-3371-3372-3373-3374-3375-3376-3377-3378-3379-3380-3381-3382-3383-3384-3385-3386-3387-3388-3389-3390-3391-3392-3393-3394-3395-3396-3397-3398-3399-3400-3401-3402-3403-3404-3405-3406-3407-3408-3409-3410-3411-3412-3413-3414-3415-3416-3417-3418-3419-3420-3421-3422-3423-3424-3425-3426-3427-3428-3429-3430-3431-3432-3433-3434-3435-3436-3437-3438-3439-3440-3441-3442-3443-3444-3445-3446-3447-3448-3449-3450-3451-3452-3453-3454-3455-3456-3457-3458-3459-3460-3461-3462-3463-3464-3465-3466-3467-3468-3469-3470-3471-3472-3473-3474-3475-3476-3477-3478-3479-3480-3481-3482-3483-3484-3485-3486-3487-3488-3489-3490-3491-3492-3493-3494-3495-3496-3497-3498-3499-3500-3501-3502-3503-35

0011749 285

19-00-001938
18-00-013288
08-08-080300

Title Not Searched

This Deed, Made August 6, 1996, by and between FRANK CHAPMAN HALL and ELLEN HUFFARD HALL, his wife, parties of the first part, Grantors; and ELLEN HUFFARD HALL, party of the second part, Grantee.

The actual consideration is NONE, this being a transaction between husband and wife, combining three lots into a single, unified lot. The parties hereto further certify that there is no mortgage encumbering the property herein described.

Witnesseth, that in consideration of the sum of Five and no/100's Dollars (\$5.00), the receipt of which is hereby acknowledged, the said Grantors do grant, convey and assign to the said Grantee, her heirs, personal representatives and assigns, all that lot of ground situate, lying and being in the Eighth Election District of Baltimore County, Maryland, as described by C. A. Myers, Surveyor, as follows, that is to say:

BEGINNING for the outlines to include the same at the end of the South 26 degrees 57 minutes 15 seconds East 329.27 foot line described in a Deed from Zita Theresa Huffard to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated July 20, 1993, recorded among the Land Records of Baltimore County in Liber S.M. No. 10014 folio 544 etc., thence binding on that Deed the five following lines: South 63 degrees 31 minutes 03 seconds West 1394.83 feet to a point in or near the centerline of the present road bed of Thornton Mill Road; thence running in and along said road the five following lines: North 41 degrees 06 minutes 11 seconds West 16.24 feet; North 33 degrees 23 minutes 23 seconds West 87.50 feet; North 13 degrees 06 minutes 27 seconds West 250.00 feet; and North 03 degrees 39 minutes 45 seconds West 390.29 feet to a point at the end of the South 57 degrees West 1968.54 foot line described in a Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated December 4, 1979, recorded in Liber E.H.K., Jr. No. 6118, folio 720 etc.; thence binding on that Deed: North 03 degrees 39 minutes 45 seconds West 150.13 feet to a point; thence leaving said road, still binding on the last mentioned Deed the two following lines, North 63 degrees 31 minutes 03 seconds East 1769.11 feet; and South 72 degrees 28 minutes 57 seconds East 201.32 feet to a point at the end of the North 57 degrees East 928.62 foot line described in a Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated January 16, 1981, recorded in Liber E.H.K., Jr. No. 6251, folio 818 etc.; thence binding on that Deed the three following lines: South 72 degrees 28 minutes 57 seconds East 393.58 feet;

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By

Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JZ DATE 8-15-96

RB

0011749 286

South 77 degrees 58 minutes 57 seconds East 162.45 feet; and South 63 degrees 31 minutes 03 seconds West 1192.86 feet to a point at the end of the North 63 degrees 31 minutes 03 seconds East 150.00 foot line described in the first above mentioned Deed; thence binding on that Deed the following line, South 26 degrees 57 minutes 15 seconds East 329.27 feet to the place of beginning. Containing thirty-six acres and fourteen thousandths (36.014) of an acre of land, more or less.

BEING all of the same land described in the above mentioned Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated December 4, 1979, recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6118, folio 720 etc.

ALSO, being all that land described in the above mentioned Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated January 16, 1981, recorded in Liber E.H.K., Jr. No. 6251, folio 818 etc.

ALSO, being all that land described in the above mentioned Deed from Zita Theresa Huffard to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated July 20, 1993, recorded in Liber S.M. No. 10014, folio 544 etc. RESERVING in Zita Theresa Huffard a life estate for her own life. The said Zita Theresa Huffard departed this life on or about August 5, 1993, thereby vesting title in Frank Chapman Hall and Ellen Huffard Hall.

THIS description was prepared by combining the three above mentioned Deeds and not from a survey.

Together With the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.



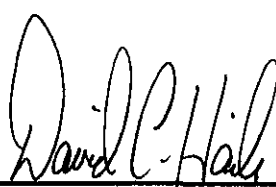
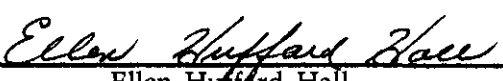
To Have and To Hold the said described lot of ground and premises to the said Grantee, her heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing, whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

0011749 287

Witness the hands and seals of the said Grantors.

Witness:


<u></u>	<u> [SEAL]</u> Frank Chapman Hall
<u></u>	<u> [SEAL]</u> Ellen Huffard Hall

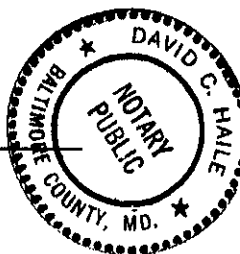
STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

On August 6, 1996, before me, the subscriber, personally appeared Frank Chapman Hall and Ellen Huffard Hall, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

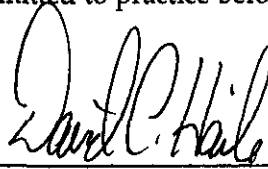
My commission expires December 1, 1996


David C. Haile, Notary Public



0011749 288

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, David C. Haile, an attorney at law duly admitted to practice before the Court of Appeals of Maryland.



PLEASE RETURN RECORDED INSTRUMENT TO:

David C. Haile
405-A Central Avenue
Towson, MD 21204
(410) 321-7037

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: BALTIMORE

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other																																																																									
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input checked="" type="checkbox"/> Not an Arms-Length Sale [9]	Arms-Length [1] Arms-Length [2] Arms-Length [3]																																																																								
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer TRANSACTION BETWEEN HUSBAND AND WIFE CONVEYING PROPERTY TO WIFE AND COMBINING LOTS - NO CONSIDERATION																																																																									
4	Consideration and Tax Calculations	<table border="1"><thead><tr><th colspan="2">Consideration Amount</th><th colspan="2">Finance Office Use Only</th></tr><tr><th colspan="2"></th><th colspan="2">Transfer and Recordation Tax Consideration</th></tr></thead><tbody><tr><td>Purchase Price/Consideration</td><td>\$ 0</td><td>Transfer Tax Consideration</td><td>\$</td></tr><tr><td>Any New Mortgage</td><td>\$ 0</td><td>X () % =</td><td>\$</td></tr><tr><td>Balance of Existing Mortgage</td><td>\$ 0</td><td>Less Exemption Amount</td><td>\$</td></tr><tr><td>Other:</td><td>\$ 0</td><td>Total Transfer Tax</td><td>\$</td></tr><tr><td>Other:</td><td>\$ 0</td><td>Recordation Tax Consideration</td><td>\$</td></tr><tr><td>Full Cash Value</td><td>\$ 0</td><td>X () per \$500 =</td><td>\$</td></tr><tr><td></td><td></td><td>TOTAL DUE</td><td>\$</td></tr></tbody></table>		Consideration Amount		Finance Office Use Only				Transfer and Recordation Tax Consideration		Purchase Price/Consideration	\$ 0	Transfer Tax Consideration	\$	Any New Mortgage	\$ 0	X () % =	\$	Balance of Existing Mortgage	\$ 0	Less Exemption Amount	\$	Other:	\$ 0	Total Transfer Tax	\$	Other:	\$ 0	Recordation Tax Consideration	\$	Full Cash Value	\$ 0	X () per \$500 =	\$			TOTAL DUE	\$																																				
Consideration Amount		Finance Office Use Only																																																																									
		Transfer and Recordation Tax Consideration																																																																									
Purchase Price/Consideration	\$ 0	Transfer Tax Consideration	\$																																																																								
Any New Mortgage	\$ 0	X () % =	\$																																																																								
Balance of Existing Mortgage	\$ 0	Less Exemption Amount	\$																																																																								
Other:	\$ 0	Total Transfer Tax	\$																																																																								
Other:	\$ 0	Recordation Tax Consideration	\$																																																																								
Full Cash Value	\$ 0	X () per \$500 =	\$																																																																								
		TOTAL DUE	\$																																																																								
5	Fees	<table border="1"><thead><tr><th>Amount of Fees</th><th>Doc. 1</th><th>Doc. 2</th></tr></thead><tbody><tr><td>Recording Charge</td><td>\$ 20.00</td><td>\$</td></tr><tr><td>Surcharge</td><td>\$ 5.00</td><td>\$</td></tr><tr><td>State Recordation Tax</td><td>\$</td><td>\$</td></tr><tr><td>State Transfer Tax</td><td>\$</td><td>\$</td></tr><tr><td>County Transfer Tax</td><td>\$</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr></tbody></table> <div>Agent: <u>[Signature]</u> Tax Bill: <u>(5) 2104.08</u> C.B. Credit: <u>—</u> Ag. Tax/Other: <u>—</u></div>		Amount of Fees	Doc. 1	Doc. 2	Recording Charge	\$ 20.00	\$	Surcharge	\$ 5.00	\$	State Recordation Tax	\$	\$	State Transfer Tax	\$	\$	County Transfer Tax	\$	\$	Other	\$	\$	Other	\$	\$																																																
Amount of Fees	Doc. 1	Doc. 2																																																																									
Recording Charge	\$ 20.00	\$																																																																									
Surcharge	\$ 5.00	\$																																																																									
State Recordation Tax	\$	\$																																																																									
State Transfer Tax	\$	\$																																																																									
County Transfer Tax	\$	\$																																																																									
Other	\$	\$																																																																									
Other	\$	\$																																																																									
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	<table border="1"><thead><tr><th>District</th><th>Property Tax ID No. (1)</th><th>Grantor Liber/Folio</th><th>Map</th><th>Parcel No.</th><th>Var. LOG</th></tr></thead><tbody><tr><td></td><td><u>See Attached</u></td><td></td><td></td><td></td><td><input checked="" type="checkbox"/> (5)</td></tr><tr><td colspan="2">Subdivision Name</td><td>Lot (3a)</td><td>Block (3b)</td><td>Sect/AR(3c)</td><td>Plat Ref.</td></tr><tr><td colspan="2"></td><td></td><td></td><td></td><td>SqFt/Acreage (4)</td></tr><tr><td colspan="2"></td><td></td><td></td><td></td><td><u>36.014</u></td></tr><tr><td colspan="6">Location/Address of Property Being Conveyed (2)</td></tr><tr><td colspan="6"><u>See Attached</u></td></tr><tr><td colspan="6">Other Property Identifiers (if applicable)</td></tr><tr><td colspan="6">Water Meter Account No. <u>305</u></td></tr><tr><td colspan="6">Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</td></tr><tr><td colspan="6">Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:</td></tr><tr><td colspan="6">If Partial Conveyance, List Improvements Conveyed:</td></tr></tbody></table>		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		<u>See Attached</u>				<input checked="" type="checkbox"/> (5)	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.						SqFt/Acreage (4)						<u>36.014</u>	Location/Address of Property Being Conveyed (2)						<u>See Attached</u>						Other Property Identifiers (if applicable)						Water Meter Account No. <u>305</u>						Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						If Partial Conveyance, List Improvements Conveyed:					
District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG																																																																						
	<u>See Attached</u>				<input checked="" type="checkbox"/> (5)																																																																						
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.																																																																						
					SqFt/Acreage (4)																																																																						
					<u>36.014</u>																																																																						
Location/Address of Property Being Conveyed (2)																																																																											
<u>See Attached</u>																																																																											
Other Property Identifiers (if applicable)																																																																											
Water Meter Account No. <u>305</u>																																																																											
Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:																																																																											
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:																																																																											
If Partial Conveyance, List Improvements Conveyed:																																																																											
7	Transferred From	<table border="1"><thead><tr><th>Doc. 1 - Grantor(s) Name(s)</th><th>Doc. 2 - Grantor(s) Name(s)</th></tr></thead><tbody><tr><td><u>FRANK CHAPMAN HALL</u></td><td></td></tr><tr><td><u>ELLEN HUFFARD HALL</u></td><td></td></tr><tr><td>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</td><td>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</td></tr></tbody></table>		Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)	<u>FRANK CHAPMAN HALL</u>		<u>ELLEN HUFFARD HALL</u>		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																																																																
Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)																																																																										
<u>FRANK CHAPMAN HALL</u>																																																																											
<u>ELLEN HUFFARD HALL</u>																																																																											
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																																																																										
8	Transferred To	<table border="1"><thead><tr><th>Doc. 1 - Grantee(s) Name(s)</th><th>Doc. 2 - Grantee(s) Name(s)</th></tr></thead><tbody><tr><td><u>ELLEN HUFFARD HALL</u></td><td></td></tr><tr><td colspan="2">New Owner's (Grantee) Mailing Address</td></tr><tr><td colspan="2"><u>14737 THORNTON MILL RD ; SPARKS, MD 21152</u></td></tr></tbody></table>		Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)	<u>ELLEN HUFFARD HALL</u>		New Owner's (Grantee) Mailing Address		<u>14737 THORNTON MILL RD ; SPARKS, MD 21152</u>																																																																	
Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)																																																																										
<u>ELLEN HUFFARD HALL</u>																																																																											
New Owner's (Grantee) Mailing Address																																																																											
<u>14737 THORNTON MILL RD ; SPARKS, MD 21152</u>																																																																											
9	Other Names to Be Indexed	<table border="1"><thead><tr><th>Doc. 1 - Additional Names to be Indexed (Optional)</th><th>Doc. 2 - Additional Names to be Indexed (Optional)</th></tr></thead><tbody><tr><td></td><td></td></tr></tbody></table>		Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)																																																																						
Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)																																																																										
10	Contact/Mail Information	<table border="1"><thead><tr><th colspan="2">Instrument Submitted By or Contact Person</th><th><input checked="" type="checkbox"/> Return to Contact Person</th></tr></thead><tbody><tr><td>Name:</td><td><u>DAVID C. HWING</u></td><td rowspan="3"><input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided</td></tr><tr><td>Firm:</td><td><u>HAILEY PECK</u></td></tr><tr><td>Address:</td><td><u>405-A CENTRAL AVE ; TOWSON, MD 21204</u></td></tr><tr><td colspan="2">Phone: <u>(410) 321-7037</u></td><td></td></tr></tbody></table>		Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person	Name:	<u>DAVID C. HWING</u>	<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	Firm:	<u>HAILEY PECK</u>	Address:	<u>405-A CENTRAL AVE ; TOWSON, MD 21204</u>	Phone: <u>(410) 321-7037</u>																																																													
Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person																																																																									
Name:	<u>DAVID C. HWING</u>	<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided																																																																									
Firm:	<u>HAILEY PECK</u>																																																																										
Address:	<u>405-A CENTRAL AVE ; TOWSON, MD 21204</u>																																																																										
Phone: <u>(410) 321-7037</u>																																																																											
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER																																																																										
Assessment Information	<table border="1"><tbody><tr><td>Yes <input checked="" type="checkbox"/> No</td><td>Will the property being conveyed be the grantee's principal residence?</td></tr><tr><td>Yes <input checked="" type="checkbox"/> No</td><td>Does transfer include personal property? If yes, identify:</td></tr><tr><td>Yes <input checked="" type="checkbox"/> No</td><td>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td></tr></tbody></table>			Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:	Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																																		
Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?																																																																										
Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:																																																																										
Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																																										
Assessment Use Only - Do Not Write Below This Line																																																																											
<table border="1"><thead><tr><th>Transfer Number:</th><th>Date Received:</th><th>Deed Reference:</th><th>Assigned Property No.:</th></tr></thead><tbody><tr><td>Year 19</td><td>19</td><td>Geo. Map</td><td>Sub Block</td></tr><tr><td>Land</td><td></td><td>Zoning Grid</td><td>Plat Lot</td></tr><tr><td>Buildings</td><td></td><td>Use Parcel</td><td>Section</td></tr><tr><td>Total</td><td></td><td>Town Cd. Ex. St.</td><td>Occ. Cd.</td></tr></tbody></table>				Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:	Year 19	19	Geo. Map	Sub Block	Land		Zoning Grid	Plat Lot	Buildings		Use Parcel	Section	Total		Town Cd. Ex. St.	Occ. Cd.																																																				
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:																																																																								
Year 19	19	Geo. Map	Sub Block																																																																								
Land		Zoning Grid	Plat Lot																																																																								
Buildings		Use Parcel	Section																																																																								
Total		Town Cd. Ex. St.	Occ. Cd.																																																																								
REMARKS:																																																																											
Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95)																																																																											

TRANSFER TAX NOT REQUIRED
Per [Signature]
BALTIMORE COUNTY MARYLAND
Director of Finance
Date 8-15-96 Sec 33-139A

KATIE MILTON

This Deed recorded 8/30/96.

E. H. Hall 95085m

JCHall

22-00-027187

19-00-001938

18-00-013288

08-08-080300

Title Not Searched

This Confirmatory Deed, Made August 30, 1996, by and between FRANK CHAPMAN HALL and ELLEN HUFFARD HALL, his wife, parties of the first part, Grantors; and ELLEN HUFFARD HALL, party of the second part, Grantee.

The actual consideration is NONE, this being a transaction between husband and wife, combining three lots into a single, unified lot. The parties hereto further certify that there is no mortgage encumbering the property herein described.

WHEREAS by Deed dated August 6, 1996 and recorded among the Land Records of Baltimore County in Liber S.M. No. 11749, folio 285, the herein described property was granted and conveyed by the Grantors herein unto the Grantee herein, pursuant to an Order dated May 7, 1996 by the Zoning Commissioner for Baltimore County, Case No. 96-328-SPH, and

WHEREAS the said Order of the Zoning Commissioner directed that the zoning case be referenced in the said Deed, but the Deed failed to refer to the zoning case, and this CONFIRMATORY DEED is executed for the sole purpose of correcting said omission, and referring to the zoning case.

Witnesseth, that in consideration of the sum of Five and no/100's Dollars (\$5.00), the receipt of which is hereby acknowledged, the said Grantors, pursuant to an Order dated May 7, 1996 by the Zoning Commissioner for Baltimore County in Case No. 96-328-SPH, do grant, convey and assign to the said Grantee, her heirs, personal representatives and assigns, all that lot of ground situate, lying and being in the Eighth Election District of Baltimore County, Maryland, as described by C. A. Myers, Surveyor, as follows, that is to say:

BEGINNING for the outlines to include the same at the end of the South 26 degrees 57 minutes 15 seconds East 329.27 foot line described in a Deed from Zita Theresa Huffard to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated July 20, 1993, recorded among the Land Records of Baltimore County in Liber S.M. No. 10014 folio 544 etc., thence binding on that Deed the five following lines: South 63 degrees 31 minutes 03 seconds West 1394.83 feet to a point in or near the centerline of the present road bed of Thornton Mill Road; thence running in and along said road the five following lines: North 41 degrees 06 minutes 11 seconds West 16.24 feet; North 33 degrees 23 minutes 23 seconds West 87.50 feet; North 13 degrees 06

minutes 27 seconds West 250.00 feet; and North 03 degrees 39 minutes 45 seconds West 390.29 feet to a point at the end of the South 57 degrees West 1968.54 foot line described in a Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated December 4, 1979, recorded in Liber E.H.K., Jr. No. 6118, folio 720 etc.; thence binding on that Deed: North 03 degrees 39 minutes 45 seconds West 150.13 feet to a point; thence leaving said road, still binding on the last mentioned Deed the two following lines, North 63 degrees 31 minutes 03 seconds East 1769.11 feet; and South 72 degrees 28 minutes 57 seconds East 201.32 feet to a point at the end of the North 57 degrees East 928.62 foot line described in a Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated January 16, 1981, recorded in Liber E.H.K., Jr. No. 6251, folio 818 etc.; thence binding on that Deed the three following lines: South 72 degrees 28 minutes 57 seconds East 393.58 feet; South 77 degrees 58 minutes 57 seconds East 162.45 feet; and South 63 degrees 31 minutes 03 seconds West 1192.86 feet to a point at the end of the North 63 degrees 31 minutes 03 seconds East 150.00 foot line described in the first above mentioned Deed; thence binding on that Deed the following line, South 26 degrees 57 minutes 15 seconds East 329.27 feet to the place of beginning. Containing thirty-six acres and fourteen thousandths (36.014) of an acre of land, more or less.

BEING all of the same land described in the above mentioned Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated December 4, 1979, recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6118, folio 720 etc.

ALSO, being all that land described in the above mentioned Deed from Charles Louis Huffard and Zita Theresa Huffard, his wife, to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated January 16, 1981, recorded in Liber E.H.K., Jr. No. 6251, folio 818 etc.

ALSO, being all that land described in the above mentioned Deed from Zita Theresa Huffard to Frank Chapman Hall and Ellen Huffard Hall, his wife, dated July 20, 1993, recorded in Liber S.M. No. 10014, folio 544 etc. RESERVING in Zita Theresa Huffard a life estate for her own life. The said Zita Theresa Huffard departed this life on or about August 5, 1993, thereby vesting title in Frank Chapman Hall and Ellen Huffard Hall.

ALSO, see Deed from Frank Chapman Hall and Ellen Huffard Hall to Ellen Huffard Hall dated August 6, 1996 and recorded among the Land Records of Baltimore County in Liber S.M. No. 11749, folio 285.

THIS description was prepared by combining the three above mentioned Deeds and not from a survey.

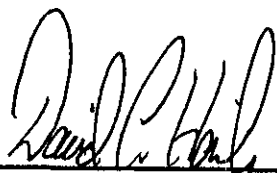

Together With the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

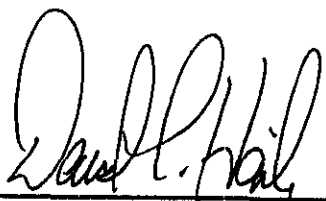
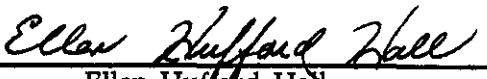
To Have and To Hold the said described lot of ground and premises to the said Grantee, her heirs, personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing, whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of the said Grantors.

Witness:

  [SEAL]
Frank Chapman Hall

  [SEAL]
Ellen Huffard Hall

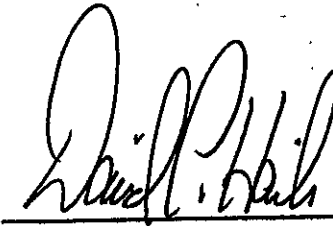
ELLEN HUFFARD HALL PROPERTY
8TH DIST. SCALE 1"=600'
TAX MAP No. 34

327

STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

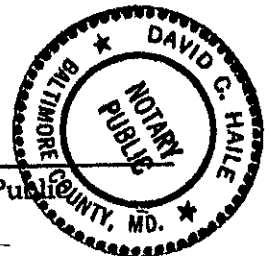
On August 30, 1996, before me, the subscriber, personally appeared Frank Chapman Hall and Ellen Huffard Hall, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

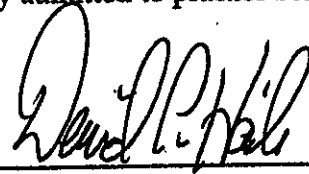


My commission expires December 1, 1996

David C. Haile, Notary Public



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, David C. Haile, an attorney at law duly admitted to practice before the Court of Appeals of Maryland.



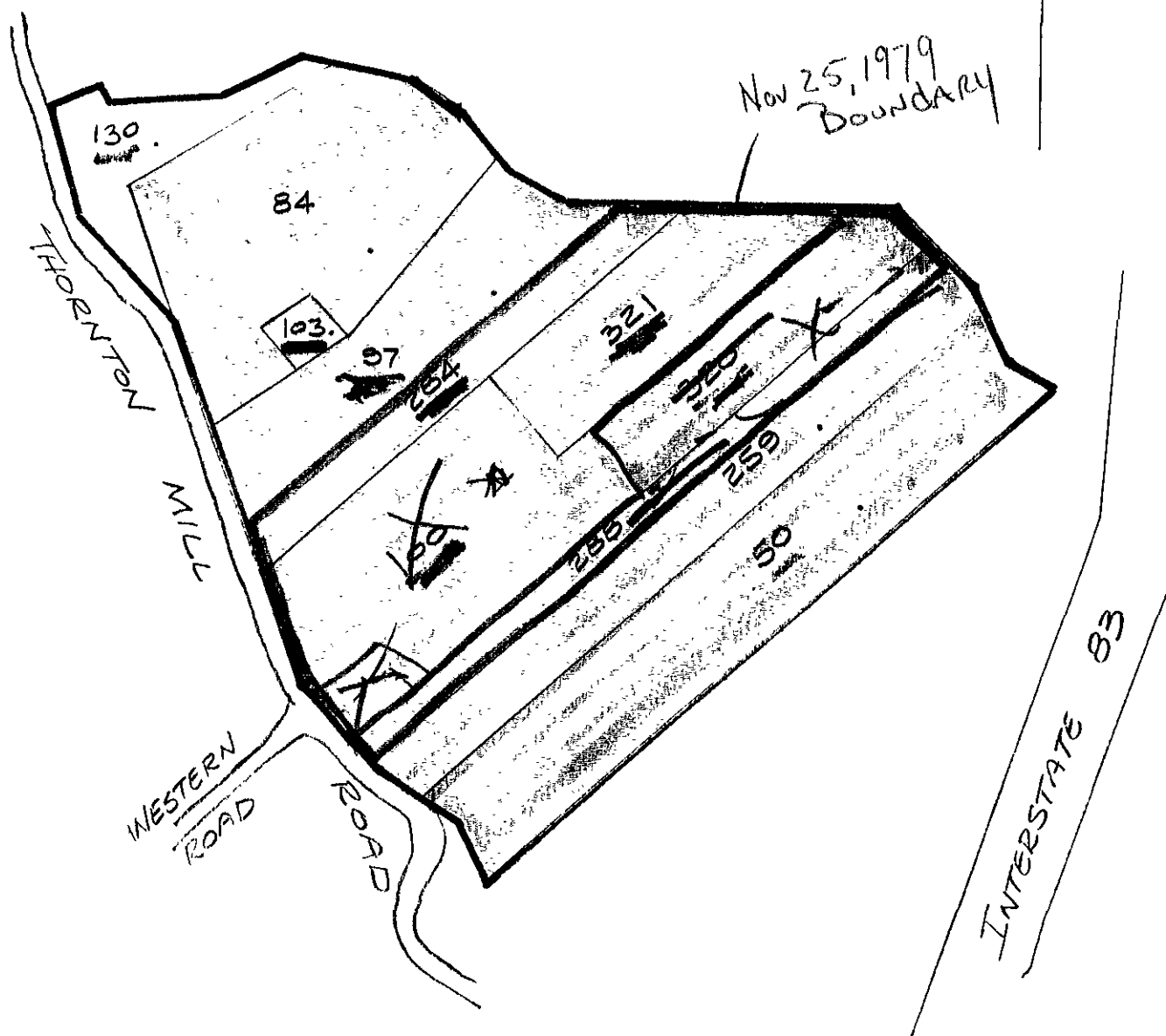
PLEASE RETURN RECORDED INSTRUMENT TO:

David C. Haile
405-A Central Avenue
Towson, MD 21204
(410) 321-7037

**LAND SURVEYORS
5732 EMORY ROAD
UPPERCO, MD 21155**

copy of pet exhibit?

Nov 25, 1979
Boundary



TAX MAP No. 34

327

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-328-SPH

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 14701 Thornton Mill Road in northern Baltimore County. The Petition is filed by Frank C. Hall and Ellen H. Hall, his wife, property owners. Special Hearing relief is requested to approve, "the classification of the prior conveyance of agriculture use parcels, since November 25, 1979, to be considered nondensity." The subject property and requested relief are more particularly shown on the site plan marked as Petitioners' Exhibit No. 1.

Although the facts presented in support of the Petition are not in dispute, the case presents a difficult issue pertaining to the interpretation of the BCZR, more particularly the R.C. regulations contained therein. Apparently, the subject property at issue was originally owned by Charles L. Huffard and Zita Theresa Huffard, the parents of the Petitioner, Ellen H. Hall. Mr. and Mrs. Huffard acquired the property in or about October of 1929. The marriage of Mr. and Mrs. Huffard produced two children, a son, William Huffard and a daughter, Mrs. Hall.

In this regard, the BCZR sets forth that any R.C.2 property between 2 and 100 acres in area can be subdivided once so as to create two lots. Parcels over 100 acres in area are allowed to be subdivided at a rate of one lot per 50 acres.

The first parcel originally subdivided from the entire tract is shown as Parcel No. 130, to the northwest side of the tract. That parcel was conveyed to a church in the 1940s, well prior to the adoption of the R.C. zoning classification in Baltimore County and when the zoning regulations were in their infancy. Clearly, that transfer is grandfathered from the application of the R.C. regulations.

- 2 -

younger Mr. Huffard. In that all of these transfers occurred prior to November 25, 1979, those transfers were legitimate and those parcels are lots of record as defined in Section 101 of the BCZR.

- 3-

Mrs. Hall indicated that she wishes to subdivide, from parcel 100 another tract of 1.307 acres. She indicates that that parcel will be sold in order to raise cash. Apparently, notwithstanding the senior Huffard efforts to diminish their estate, Mrs. Hall requires the proceeds to be obtained from this sale in order to settle her parents' estate with her brother. The special hearing request has been filed to allow this proposed subdivision of parcel 100 and legitimize the prior subdivisions which occurred subsequent to November 25, 1979.

- 4 -

I can and will, however, take such action as is appropriate in my judgment to reconcile the properties owned by Mrs. Hall. Those illegal lots include parcels 284, 321 and the old farm tract, parcel 100. Cumulatively, those three lots are approximately 36 acres in area. Under the zoning regulations, they could be subdivided once.

- 5 -

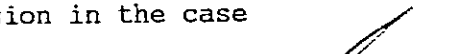
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES • 10007

2. The Petitioners shall cause to be recorded in the Land Records of Baltimore County, a deed combining these lands contained in parcels 284, 321 and 100. That deed shall reference this case and a copy of same shall be forwarded to the Zoning Commissioner for inclusion in the case file.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for BALTIMORE COUNTY


- 6

(410) 887-4386

May 6, 1996

RE: Petition for Special Hearing
Frank C. Hall, et ux, Petitioners
Case No. 96-328-SPH
Property: 14701 Thornton Mill Road

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions..

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mn
att.
c: Mr. Douglas C. Myers, 5734 Emory Road, Sparks, Md. 21152
c: Ms. Kristen Forsyth, Valleys Planning Council

for the property located at 14701 THORNTON MILL ROAD
96-323-SPH which is presently zoned PC

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the classification of the prior conveyance of "agricultural use" parcels, since November 25, 1979, to be considered nondensity.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: _____ Legal Owner(s): _____

(Type or Print Name) Mr. Frank Chapman Hall

Signature _____ Signature Frank (James) Kelly

Ellen H. Hall

ADDRESS (Type or Print Name)

City _____ State _____ Zipcode _____ Signature _____

Attorney for Petitioner: 14737 THORNTON MILL RD. 472-4073

SPARKS MARYLAND 21152

(Type or Print Name) _____ City _____ State _____ Zipcode _____
Name, Address and phone number of representative to be contacted, _____

Signature _____ Douglas C. Myers

Address 5734 Emory Road Phone No. 429-4719

City _____ State _____ Zipcode _____

ESTIMATED LENGTH OF HEARING _____
unavailable for hearing

the following cases _____

ALL _____ OTHER _____

REVIEWED BY: JF DATE 2/27/96

#327

Country	1950 (%)	1955 (%)	1960 (%)	1965 (%)	1970 (%)	1975 (%)	1980 (%)	1985 (%)	1990 (%)	1995 (%)	2000 (%)	2005 (%)	2010 (%)	2015 (%)	2020 (%)	2025 (%)	2030 (%)	2035 (%)	2040 (%)	2045 (%)	2050 (%)
Japan	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Germany	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
France	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Italy	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Spain	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
Sweden	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
United Kingdom	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
United States	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
Canada	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
Belgium	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Netherlands	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Australia	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
South Korea	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42
India	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
China	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
Brazil	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
Argentina	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
South Africa	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
Indonesia	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Philippines	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49
Thailand	30	31	32	33	34	35	36	37	38	39	40	41									

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4850

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 12, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 327, 328, 329, 330 AND 333.

REVIEWER: LT. ROBERT P. SAUERHARDT
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 7, 1996

FROM: Pat Kaller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Emily L. Kline*

PK/JL

ITEM316/PZONE/ZAC1

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 327 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

E.H. HALL PROPERTY
95-085-M

3rd Review
Comments Date: 2/6/96
Comments Typed: 2/6/96

1. Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (BCZR) states:

"Subdivision lot density. No lot of record lying within an R.C. 2 zone and having a gross area of less than 2 acres may be subdivided. No such lot having a gross area between 2 and 100 acres may be subdivided into more than 2 lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of 1 lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way, or easements, the portions of land on either side of the road, right-of-way, or easement shall not be considered separate parcels for the purpose of calculating separate parcels for the purpose of calculating the number of lots of record with the exception that any zoning petition site plan, subdivision plan or record plat filed with or approved by the county between November 27, 1979 and October 1, 1990 shall not be so affected and be considered valid, provided as to any zoning petition pending on appeal, that it be upheld on appeal. [Bill No. 178-79; Bill No. 199-1990]"

Based on the information provided by you, the lot of record has been subdivided into 5 lots (total) and this request would increase the lot total to 6. This is not in compliance with the BCZR and a special hearing is necessary to determine if the previous subdivisions are legal. You had indicated that the previous subdivisions were unbuildable farm tracts, but no special hearing for creating non-density parcels were filed and approved.

(Over)
96-328-SP4
Jan = 327

RE: PETITION FOR SPECIAL HEARING
14701 Thornton Mill Road, E/S Thornton
Mill Road, 450' S of Western Road
8th Election District, 3rd Councilmanic
District of BALTIMORE COUNTY

Frank C. and Ellen H. Hall
Petitioners

CASE NO. 96-328-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Douglas C. Myers, 5734 Emory Road, Upperco, MD 21155, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

02.02.96

PRIMARY SCREEN

DISTRICT: 08 ACCT NO: 0820066525

OWNER NAME / MAILING ADDRESS
TRUSTEES OF BOSLEY M E CHURCH
CO DANIEL S PEARCE
SPARKS MD 21152

DEED REF 1) / 1394/ 138
PLAT REF 1)
EXEMPT STATUS/CLASS 700
PRINCIPAL RESIDENCE NO

TOWN GEO ADVAL TAX LAND COUNTY
CODE CODE CODE CLASS USE USE
000 81 000 EC 01

PREMISE ADDRESS
THORNTON MILL ROAD
1.83 AC ES
THORNTON MILL RD
1500 S PRICEVILLE RD
TRANSFERRED FROM: HUFFORD CHARLES L

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT
34 13 130

06/12/45

PRESS: <F1> VALUES SCRIN <F3> SELECT NEXT PROPERTY

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
<i>Douglas C. Myers</i>	5734 EMORY ROAD UPPERCO 21155
<i>Ellen H. Hall</i>	14737 THORNTON MILL RD 21152 SPARKS MD
<i>Charles S. Demilio</i>	14737 THORNTON MILL RD SPARKS MD 21152

ORIGINAL PROPERTY

6700

This Deed made this 10th day of October in the year one thousand nine hundred and twenty-nine by William L. Enzor and wife

Deed To
Charles Lewis Huffard & wife

Huffard his wife parties of the second part Grantees all of Baltimore County in the State of Maryland

Witnesseth that for and in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said William L. Enzor and Bertha E. Enzor do grant and convey unto Charles Lewis Huffard and Zita Theresa Huffard his wife as tenants by the entireties the survivor of them their assigns and heirs and assigns of the survivor of them in fee simple All those two pieces or parcels of ground situate lying and being in the Eighth Election District of Baltimore County State of Maryland and which are more particularly described as follows to wit

Beginning for the first at a planted stone standing at the end of the North 87 1/2 degrees West 117 degrees line of the land which by deed dated on or about November 12nd 1899 and recorded among the Land Records of Baltimore County in Liber J B No 114 folio 233 etc was conveyed by Richard J Gittings and Robert R Bowman Trustees to Thomas P Williams and running thence and binding on said line reversely (magnetic meridian of 1905) South 25 degrees East 116 degrees and six tenths of a perch to the end thereof at a planted stone thence North 40 1/2 degrees West 9-1/10 degrees to a planted stone thence North 17 degrees West 18 degrees to a planted stone thence North 30 1/2 degrees West 21 degrees to a planted stone thence North 04 degrees West 20 degrees to a planted stone thence North 70 degrees West 50 degrees to a planted stone thence North 58 degrees West 10 degrees to a planted stone thence North 28 degrees West 18 degrees to a planted stone thence North 11 1/2 degrees West 15 degrees to a planted stone thence North 59 degrees West 12-1/10 degrees to a planted stone thence North 78 degrees West 9-1/10 degrees to a planted stone thence North 7 1/2 degrees West 19-3/10 degrees to a planted stone thence North 80 1/2 degrees West 38 degrees East 11 1/2 degrees thence South 05 degrees East 14 degrees thence North 11 1/2 degrees East 35 degrees thence binding reversely on the land conveyed by the deed aforesaid from Gittings and Bowman Trustees to the said Thomas P Williams North 72 degrees East 27-7/10 degrees to the place of beginning Containing ninety two (92) acres and twenty-four square perches of land more or less being all and the same land that was granted and conveyed to William L. Enzor and wife by Charles Franklin Enzor and wife by deed dated November 14th 1905 and recorded among the Land Records of Baltimore County in Liber W P C No 380 folio 415 etc

Beginning for the second at the beginning of that parcel of land which by deed dated October 12th 1919 and recorded among the Land Records of Baltimore County in Liber W P C No 505 folio 163 etc was conveyed by Katherine W France (single) to William L. Enzor and Bertha E. Enzor his wife running thence binding on said land the two following courses and distances viz South 70 degrees West 430 feet 9 inches to a stone heretofore planted thence South 11 degrees 4 minutes East 1019 feet 8 inches thence leaving the outline of said land and continuing to the same course South 11 degrees 4 minutes East 36 feet 7 inches to a point in the County road running thence binding on the centre of the County road the three following courses and distances viz South 10 degrees 40 minutes East 250 feet South 41 degrees

LIBER 5659 PAGE 787

THIS DEED, made this 3rd day of June, 1976, by and between CHARLES LEWIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LEWIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN McFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST thereof at a stone heretofore planted at the beginning of the thirteenth line of the land secondly described in a deed from William L. Enzor and wife to Charles Lewis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 832, folio 567, etc., and running described in said deed in all, North 55-1/2 degrees, East 588.23 feet to a stone marked "M" heretofore planted at the end of said fourteenth line, thence, running with and binding on part of the fifteenth line of the land secondly described in said deed, North 27-1/4 degrees West 354.80 feet, thence, running for a line of division now made, parallel with and distant 351.80 feet Northwesterly, measured at right angles, from the line first herein described, South 55-1/2 degrees West 623.96 feet to intersect in a deed from Reba Enzor Cooper and husband to Charles Lewis Huffard and wife dated May 3, 1960, and recorded among said Land Records in Liber U.J.R. No. 3726, folio 312, South 51 degrees and binding on part of said fifth line as now computed, with and binding on the sixth line of the land secondly described in said last-mentioned deed and to the beginning of the eleventh line of the land secondly described in the deed first herein referred to; and thence, running with and binding on the eleventh and following courses and distances, to wit: South 32 degrees and 45 minutes East 71.17 feet and South 28 degrees and 50 minutes East 122.17 feet to the place of beginning, Containing 4.7 acres of land, more or less.

BEING and comprising part of the land secondly described in a deed from William L. Enzor and wife to Charles Lewis Huffard and wife dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 832, folio 567, etc., and part of the land described in a deed from Reba Enzor Cooper and husband to Charles Lewis Huffard and wife dated May 3, 1960, and recorded among said Land Records in Liber U.J.R. No. 3726, folio 312, etc.

BEGINNING FOR THE SECOND thereof at a stone heretofore planted at the end of the first or South 25 degrees East 116 degrees line of the land first described in a deed from William L. Enzor and wife to Charles Lewis Huffard and wife dated October 10, 1929 and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 832, folio 567, etc., and running thence, with and binding on the second line of said land, thence, running with and binding on the third line of said land first described in a deed from William L. Enzor and wife to Charles Lewis Huffard and wife dated October 10, 1929 and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 832, folio 567, etc., to a stone heretofore planted, thence, running North 49-3/4 degrees West 155.4 feet to a stone heretofore planted, running

TRANSFER TAX NOT REQUIRED

Walter Richardson
Director of Finance

Per *William L. Huffard*
Authorized Signature

MICROFILMED

THIS DEED, made this 30th day of June, 1976, by and between CHARLES LEWIS HUFFARD and ZITA THERESA HUFFARD, his wife, parties of the first part, and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LEWIS HUFFARD and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the end of the third or North 9 degrees West 141.10 feet line of the land described in a deed from Charles Lewis Huffard and wife to the Trustees of Bosley's Methodist Episcopal Church, Hereford Circuit dated June 12, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1394, folio 130, etc., said place of beginning being at or intended to be at the end of the fourth or South 10 degrees East 17.82 perches line of the land described in a deed from William L. Enzor and wife to Joshua G. Bosley dated September 29, 1939, and recorded among said Land Records in Liber W.P.C. No. 311, folio 305, etc., and running thence, binding reversely on the third line of the land described in said first-mentioned deed as surveyed in 1945, South 9 degrees East 141.10 feet to the beginning of the seventeenth line of the land firstly described in a deed from William L. Enzor and wife to Charles Lewis Huffard and wife dated September 10, 1929, and recorded among said Land Records in Liber L.M.C.M. No. 382, folio 567, etc.; thence, running with and binding on said seventeenth line as described in said last-mentioned deed, South 11-1/4 degrees, East 577.5 feet; thence, running with and binding on part of the eighth line of the land firstly described in said last-mentioned deed, North 72 degrees East 16.47 feet to a stone heretofore planted at the end of the first line of the land secondly described in said last-mentioned deed; thence, running with and binding on part of the second line of said secondly described land, South 11 degrees and 04 minutes East 203.63 feet to intersect a line drawn in a southeasterly prolongation of the third line of the land described in a deed from Ellen E. Levin and husband and Charles L. Huffard and wife to Pat Holding Company, Inc., dated October 16, 1964, and recorded among said Land Records in Liber R.R.G. No. 4467, folio 451, etc.; thence, binding reversely on said line so drawn, North 65 degrees and 30 minutes East 310.96 feet to the end of the aforementioned third line; thence, running with and binding on the fourth, first and second lines of the land described in said last-mentioned deed as surveyed in 1954, the three (3) following courses and distances, to wit: North 24 degrees and 30 minutes West 101 feet; North 65 degrees and 30 minutes, East 217 feet and South 24 degrees and 30 minutes, East 201 feet; thence running for a line of division as now computed North 49 degrees and 40 minutes East 884.8 feet to intersect the ninth or North 28 degrees West 18 perches line of the land firstly described in the deed from William L. Enzor and wife to Charles Lewis Huffard and wife thirdly heretofore referred to; thence, running with and binding on part of the ninth line, all of the tenth and eleventh lines and part of the twelfth line of the land firstly described in said thirdly-mentioned deed, the four (4) following courses and distances, to wit: North 28 degrees West 207.73 feet to a stone heretofore planted; North 51-3/4 degrees West 264 feet to a stone heretofore planted; North 69 degrees West 199.65 feet to a stone heretofore planted; and North 78 degrees West 23.5 feet to the beginning point of the land described in the deed from William L. Enzor and wife to Joshua G. Bosley, secondly heretofore referred to and thence, binding reversely on the fifth or last line of the land described in said secondly-mentioned deed, South 69-1/4 degrees West 896.50 feet to the place of beginning. Containing 21.0 acres of land, more or less.

This Deed, Made this 30th day of July, 1976, in the year one thousand nine hundred and seventy-six, by and between ELLEN E. HALL

of Baltimore County in the State of Maryland, of the first part, and FRANK CHAPMAN HALL and ELLEN E. HALL, his wife, parties of the second part.

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) to wit: \$22-77 2272126 *****220 \$22-77 2272126 *****220

the said ELLEN E. HALL does grant and convey unto the said FRANK CHAPMAN HALL and ELLEN E. HALL, his wife,

their heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore, Maryland, and described as follows, that is to say:

Beginning for the same at an iron rod now set at a point distant North 64 degrees 30 minutes East 257.60 feet from a stone heretofore set at the end of the first or South 70 degrees West 430 feet 7 inches line of the secondly described parcel of land in a deed dated October 10, 1929, and recorded among the Land Records of Baltimore County in Liber L.M.C.M. No. 832, folio 567, which was conveyed by William L. Enzor and wife to Charles L. Huffard and wife, said point of beginning also being distant South 34 degrees 30 minutes 50 seconds East 1075.43 feet from a stone marked "A" heretofore set on the East side of the Thurston Hill Road at the beginning of the fifteenth or South 10 degrees East 214 perches line of the first described parcel of land. The following courses and distances, to wit: North 65 degrees 30 minutes East 217 feet to an iron rod now set, South 24 degrees 30 minutes East 201 feet to an iron rod now set, South 65 degrees 30 minutes West 217 feet and North 24 degrees 30 minutes West 201 feet to the place of beginning. Containing 1.001 acres of land, more or less, as surveyed on February 1, 1954 by Leo William Enzor, Surveyor.

BUT all and the same property which by Deed dated October 16, 1964, and recorded in the Land Records of Baltimore County in Liber R.R.G. No. 4467, was granted and conveyed by Pat Holding Company, Inc. to Charles L. Huffard and Zita T. Huffard, his wife, and also being the same lot which by lease dated October 16, 1964 and recorded in the Land Records of Baltimore County in Liber R.R.G. No. 4467, was leased by Pat Holding Company, Inc. unto Ellen E. Levin and also being all and the same lot of ground which by Deed of even date heretofore referred to was granted and conveyed by Charles Huffard and Zita T. Huffard to Ellen E. Hall.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Recorder of Deeds

BALTIMORE COUNTY, MARYLAND

Per: *[Signature]*

Authorizing Signature: *[Signature]*

327

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 20th day of January, 1978, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD), and ZITA THERESA HUFFARD, his wife, parties of the first part, and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one half interest in and to all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEING FOR THE SAME at the end of the fourth or South 11 degrees and 04 minutes 203.63 feet line of the land described in Huffard Hall and Frank Chapman Hall dated June 30, 1976 and recorded among the land records of Baltimore County in Liber EHK 5659 Folio 789, etc., said place of beginning being at or intended to be at the intersection of a line drawn in a southeasterly prolongation of the third line of the land described in a deed from Ellen E. Levin and husband and Charles L. Huffard and wife to Pat Holding Company dated October 16, 1964 and recorded among the said land records in Liber R. R. G. No. 4467, Folio 451, etc., and the second or South 11 degrees 04 minutes 1019.67 ft. line of the second parcel of land described in Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded among the said land records in Liber L. M. C. M. 832, Folio 567, etc.; thence, running with and binding reversely on the 3rd line of the land described in the deed secondly herein referred to, North 65 degrees and 30 minutes East 217 ft.; thence running and binding on the 9th 49 degrees 40 minutes East, 884.8 ft. to intersect the 9th or North 28 degrees West 18 perches line of the land firstly described in the deed from William L. Enzor and wife to Charles Louis Huffard and wife thirdly heretofore referred to; running thence, and binding reversely on the part of the said 9th or North 28 degrees West 18 perches line of the property firstly described in said deed from William L. Enzor and wife

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Recorder of Deeds

BALTIMORE COUNTY, MARYLAND

Per: *[Signature]*

Authorizing Signature: *[Signature]*

1-31-78

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 20th day of January, 1978, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, an undivided one half interest in and to all that lot of ground situate lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST part at the intersection of the third or South 55 degrees West 623.96 feet line of the property firstly described in a deed from Charles Louis Huffard and Zita Theresa Huffard dated June 30, 1976 and recorded in the land records of Baltimore County in Liber EHK 5659 Folio 787, etc., and the fifth or South 47 degrees and 16 minutes East 141.20 feet line of the land described in a deed from May 3, 1960 and recorded among said land records in Liber WIR #1726 of the parcel of land firstly described in the last mentioned deed North 55 degrees East 623.96 feet; thence running with and binding on the part of the fifteenth or North 27 degrees West 117 perches line of the land secondly described in a deed from William L. Enzor and wife to Charles Louis Huffard and wife dated October 10, 1929 and recorded among the land records of Baltimore County in Liber L.M.C.M. 832 Folio 567, etc.; North 27 degrees 15 minutes East 192.92 feet; thence running for a line of division as now computed South 57 degrees West 708.05 feet to the end of said line; thence running with and binding on the fourth or South 49 degrees 40 minutes 246.75 feet line of the land secondly described in the last mentioned deed to a point 130.57 feet from the end of said line; thence running with and binding on part of running with and binding on part of the fifth or South 47 degrees 16 minutes East 141.20 feet line of said deed secondly mentioned above from Reba Enzor Cooper and husband to Charles Louis Huffard and wife

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Recorder of Deeds

BALTIMORE COUNTY, MARYLAND

Per: *[Signature]*

Authorizing Signature: *[Signature]*

1-31-78

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 4th day of December, 1979, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said ELLEN HUFFARD HALL and FRANK CHAPMAN HALL, as tenants by the entireties, their assigns, and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate, lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point 390.13 feet South 11 degrees 4 minutes East from the end of the first or South 11 degrees 4 minutes East line of the land described in a deed from Charles Louis Huffard and Zita Theresa Huffard dated June 30, 1976 and recorded among the Land Records of Baltimore County in Liber EHK 5659 Folio 787, etc., the end of said line being at the intersection of the fourth or South 55 degrees West 623.96 feet line being also the place of beginning of the description of the land described in the deed from Charles Louis Huffard and Zita Theresa Huffard dated June 30, 1976 and recorded in the Land Records of Baltimore County in Liber EHK 5659 Folio 787, etc., and running thence binding reversely on the sixth or South 47 degrees 16 minutes East 141.20 feet line of the land described in the deed last mentioned above, North 57 degrees 30 minutes East to intersect the seventh or North 79 degrees 50 perches line of the land described in a deed from William L. Enzor and wife to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.M.C.M. 832, Folio 567, etc., binding reversely on the seventh or North 79 degrees 50 perches line of the property firstly described in the deed from William L. Enzor and wife to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.M.C.M. 832, Folio 567, etc., for a distance of 10.66 feet to a point 10.66 feet from the end of the said line; thence running North 65 degrees 30 minutes East 217 feet to an iron rod now set; South 24 degrees 30 minutes East 201 feet to an iron rod now set; South 65 degrees 30 minutes West 217 feet and North 24 degrees 30 minutes West 201 feet to the place of beginning. Containing 1.001 acres of land, more or less, as surveyed on February 1, 1954 by Leo William Enzor, Surveyor.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Recorder of Deeds

BALTIMORE COUNTY, MARYLAND

Per: *[Signature]*

Authorizing Signature: *[Signature]*

12-11-79

NO CONSIDERATION
NO TITLE EXAMINATION
DESCRIPTION PREPARED BY OTHERS

THIS DEED, made this 4th day of December, 1979, by and between CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD, his wife, parties of the first part, and WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES LOUIS HUFFARD (a/k/a CHARLES LEWIS HUFFARD) and ZITA THERESA HUFFARD do hereby grant and convey unto the said WILLIAM LOUIS HUFFARD and HELEN MCFADDEN HUFFARD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor of them, in fee simple, all that lot of ground situate lying and being in the Eighth Election District in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point 390.13 feet South 11 degrees 4 minutes East from the end of the first or South 11 degrees 4 minutes East line of the land described in a deed from Charles Louis Huffard and Zita Theresa Huffard dated June 30, 1976 and recorded among the Land Records of Baltimore County in Liber EHK 5659 Folio 787, etc., the end of said line being at the intersection of the fourth or South 55 degrees West 623.96 feet line being also the place of beginning of the description of the land described in the deed from Charles Louis Huffard and Zita Theresa Huffard dated June 30, 1976 and recorded in the Land Records of Baltimore County in Liber EHK 5659 Folio 787, etc., and running thence binding reversely on the sixth or South 47 degrees 16 minutes East 141.20 feet line of the land described in the deed last mentioned above, North 57 degrees 30 minutes East to intersect the seventh or North 79 degrees 50 perches line of the land described in a deed from William L. Enzor and wife to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.M.C.M. 832, Folio 567, etc., binding reversely on the seventh or North 79 degrees 50 perches line of the property firstly described in the deed from William L. Enzor and wife to Charles Louis Huffard and Zita Theresa Huffard dated October 10, 1929 and recorded in the Land Records of Baltimore County in Liber L.M.C.M. 832, Folio 567, etc., for a distance of 10.66 feet to a point 10.66 feet from the end of the said line; thence running North 65 degrees 30 minutes East 217 feet to an iron rod now set; South 24 degrees 30 minutes East 201 feet to an iron rod now set; South 65 degrees 30 minutes West 217 feet and North 24 degrees 30 minutes West 201 feet to the place of beginning. Containing 1.001 acres of land, more or less, as surveyed on February 1, 1954 by Leo William Enzor, Surveyor.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Recorder of Deeds

BALTIMORE COUNTY, MARYLAND

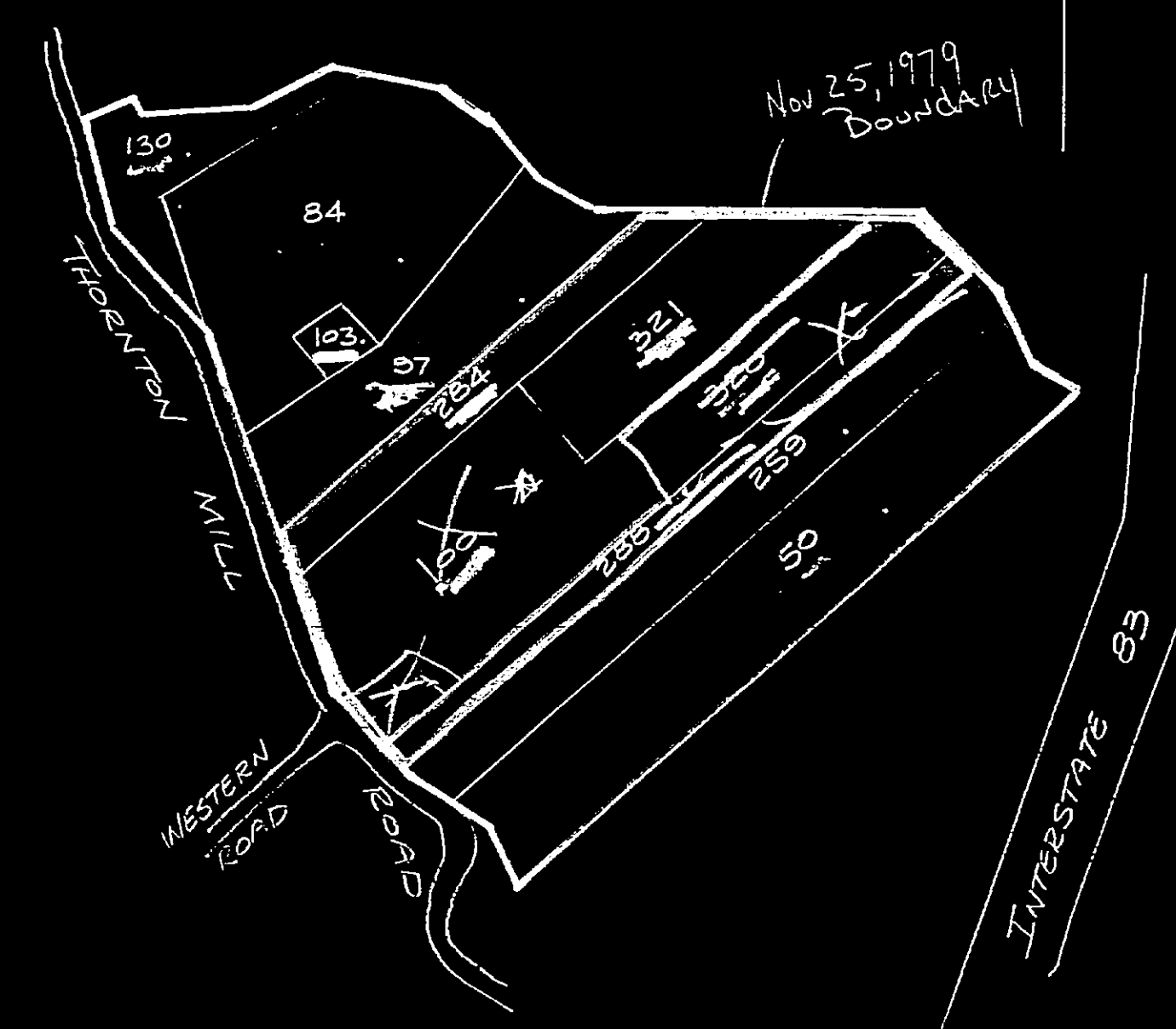
Per: *[Signature]*

Authorizing Signature: *[Signature]*

12-11-79

AGRICULTURAL TRANSFER T.
NOT APPLICABLE
SIGNATURE 17 DATE 8

C.A. MYERS & SON, INC.
LAND SURVEYORS
5732 EMORY ROAD
UPPERCO, MD 21155



ELLEN HUFFARD HALL PROPERTY
8TH DIST. SCALE 1"=600'
TAX MAP No. 34

#327

Standard non-disturbance note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective covenants note:

"Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

Seven specimen trees to be retained on remaining portion, have been given forest retention credit for 1/4 of the critical root zone area. All of these trees are "isolated specimen trees" and do not fall in to a forest retention area.

NO.	DBH	SPECIES (condition)	CRZ (sq. ft.)	FSY CREDIT
1	67"	Acer spicatum (good)	100.9 (31,774)	7,928
2	34"	Pinus strobus (good)	49.5 (7,694)	1,923
3	36"	Acer platanoides (good)	54 (9,156)	2,289
4	39"	Acer platanoides (fair)	58.3 (10,746)	2,636
5	36"	Acer platanoides (good)	54 (9,156)	2,289
6	30"	Pinus strobus (fair)	45 (6,358)	1,569
7	31"	Pinus occidentalis (good)	48.9 (8,782)	1,827

20,403 sq. ft. (0.47 ACRE) FOREST CREDIT

Denote tree is larger than County champion.
Denote these trees are 75% in DBH of the County Champion.

Note:

All wells and/or septic systems within 100' of this property are shown hereon.

There are no underground storage tanks on site.

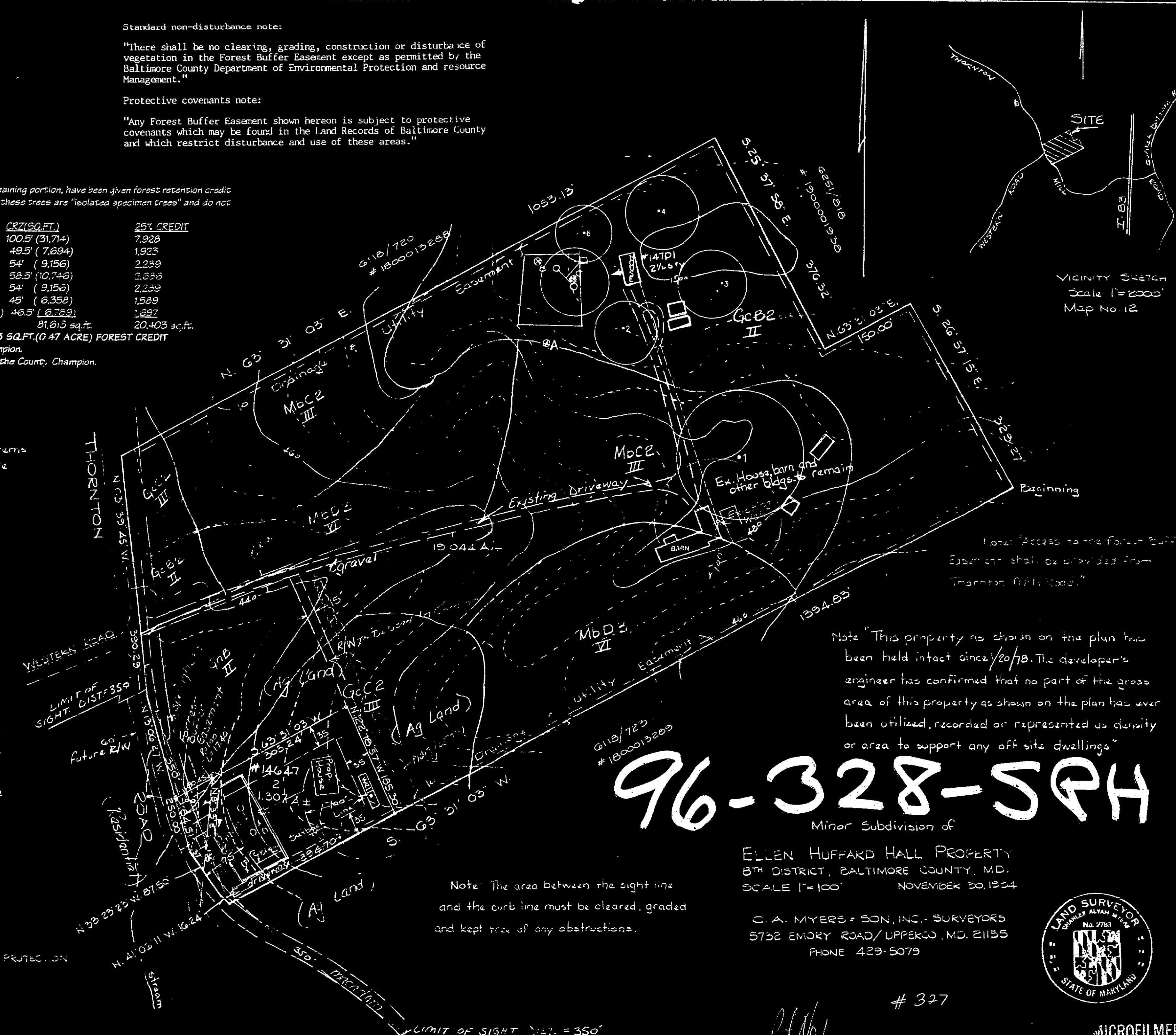
Zoning - RC 2
Gross Area - 20.244 A.
Net Area - 19.7 A.
No. of Lots - 2
Tax No. 08-08-020300

Owner: Ellen Huffard Hall
Frank Chapman Hall
14737 Thorton Mill Rd.
Sparks, Md. 21152

Topo Map - NW 21-C
Soil Map - 17
Dead Ref. E.H.K., Jr. 5851, 224
Tax Map 34, Block 14, Pl. 100
Census Tract - 4082
Regional Planning Dist. - 334
School District - Sparks
Watershed - Western Run
Subwatershed - No. 81

DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

DIRECTOR DATE



Note: This property as shown on the plan has been held intact since 10/78. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off site dwellings.

96-328-5PH

Minor Subdivision of
ELLEN HUFFARD HALL PROPERTY
8TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1"=100' NOVEMBER 30, 1924

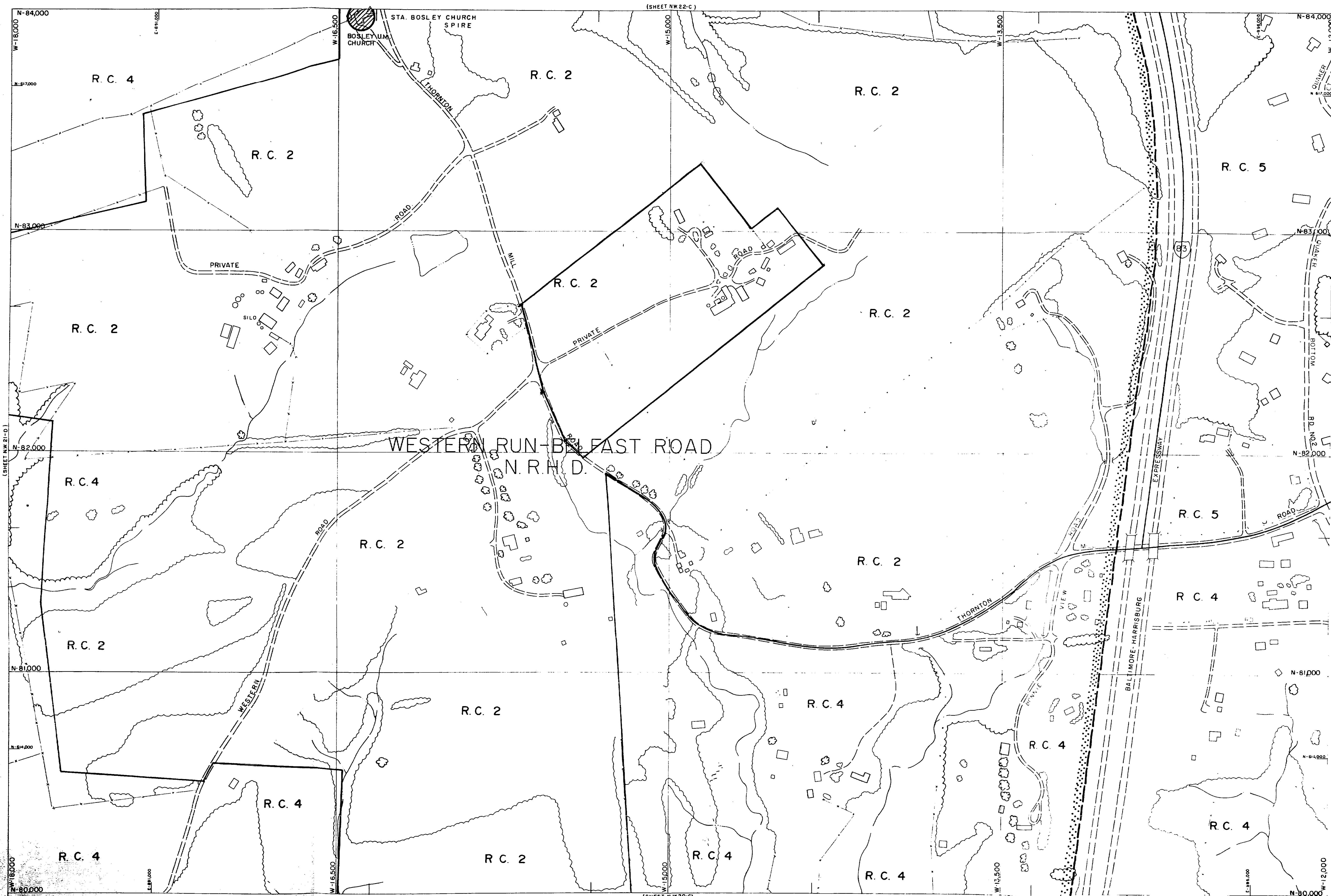
C.A. MYERS & SON, INC., SURVEYORS
5732 EMORY ROAD/UPPERCO MD. 21155
PHONE 429-5079



#327

MICROFILMED

PROJECT NO. 95085 M



DD-SW DD-SE
V-NW V-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

John P. Voss
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92

William H. Howard IV
Chairman, County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
WEST OF PHILOPOLIS

SHEET
N.W.
21-C

E.H. HALL PROPERTY

96-328-SPH

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210